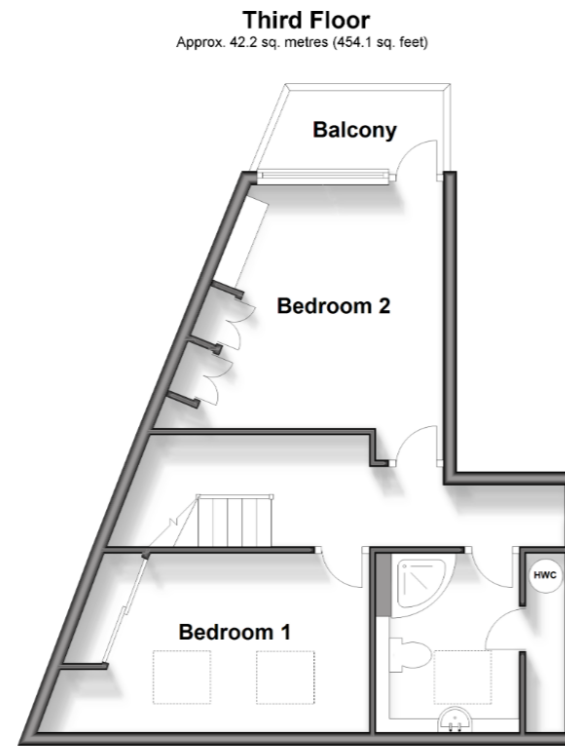
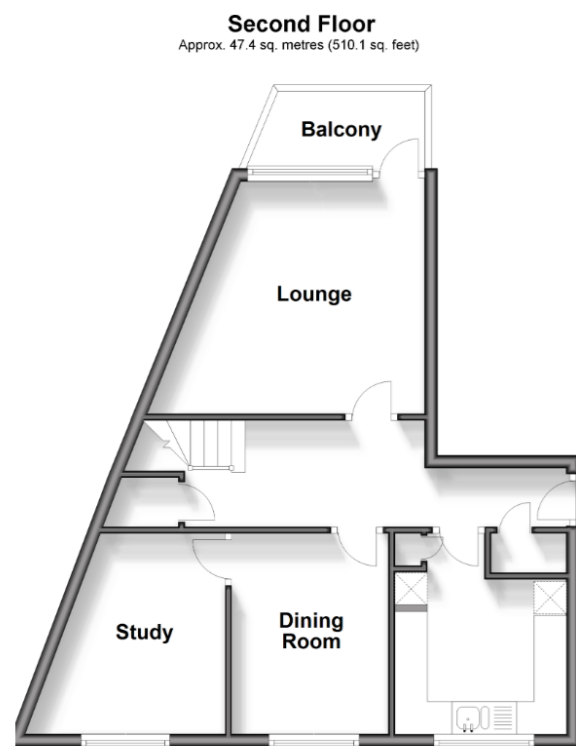




Kimber Estates



13 Highfield Court, Station Road, Herne Bay, Kent, CT6 5QR

£235,000 Share of Freehold

We are delighted to offer this purpose built second floor marionette, perfectly located in a central area that offers great convenience. Situated within easy reach of the mainline train station, seafront and Herne Bay town centre shops, this property ensures all amenities are just a stone's throw away. Herne Bay is a pretty coastal town with a glorious promenade, historic bandstand and clocktower alongside a host of boutique restaurants, vintage tea rooms and plenty of little shops. This flat offers plenty of space over two floors with a light and airy lounge with balcony, modern fitted kitchen and two bedrooms. To the second floor is another bedroom with a second balcony and the family bathroom. Enjoy a wonderful view of the communal garden from your private balconies plus private parking. Being offered with no onward chain, please call Kimber Estates now!



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SECOND FLOOR

Inner Entrance Hall

Door to front, storage cupboard, under-stair cupboard, staircase to upper level, doors leading to:

Lounge

14' 10" x 13' 11" (4.52m x 4.24m) Television point, window and door to rear leading to the BALCONY with views over the communal gardens.

Dining Room

10' 1" x 7' 11" (3.07m x 2.41m) Double glazed window to front

Study

Double glazed window to front. This room could serve as a bedroom.

Kitchen

Range of fitted kitchen units, inset sink unit, double glazed window to front. Integral eye level oven, hob and extractor. Space and plumbing for washing machine, space and plumbing for dishwasher.

UPPER FLOOR

Primary Bedroom

17' 7" x 8' 5" (5.36m x 2.57m) Window and door to rear leading to the balcony. Fitted furniture.

Bedroom Two

14' 1" x 11' 9" (4.29m x 3.58m) Fitted bedroom furniture, two sky light windows

Shower Room

Wash hand basin and low level WC in vanity unit with cupboard space, shower stall with fitted shower unit, window to front.

Outside

Beautiful communal gardens

Allocated Parking

Allocated parking space in underground parking lot.

LEASEHOLD INFOMATION

Lease Term: 999 years
Annual GrounD Rent: £0
Monthly Service Charge: £182

COUNCIL TAX BAND B

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.

