



Kimber Estates



8 Thwaytes Court, Minster Drive, Herne Bay, Kent, CT6 8BF

£150,000 Leasehold

CHAIN FREE SALE...Located on the ground floor, the property benefits from a welcoming entrance hall with a cloakroom, fitted kitchen, a spacious dual aspect lounge with plenty of natural light, double bedroom and shower room. Thwaytes Court offers security, independence and comfort with an emergency call system linking the apartment to the House Manager and a central switchboard 24 hours a day, 365 days of the year. There is a Resident's lounge, laundry room and a guest suite with en-suite facilities for when friends and family come to stay. The property sits in central Herne Bay with nearby shops, sea front, road and rail links to London and within strolling distance of the bus stop taking you to Whitstable town and The Cathedral City of Canterbury.



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GROUND FLOOR

Communal Area

Main entrance doors to front and rear of building, communal lounge, kitchen area. Laundry room, house managers office, guest room.

Inner Entrance Lobby

Large airing cupboard providing storage.

Bathroom

8'9 x 5'6 (2.67m x 1.68m)
Paneled bath with shower over, wash hand basin set in vanity unit, low level WC, fully tiled walls, tiled flooring, extractor fan.

Bedroom

16'7 x 9'0 (5.06m x 2.75m)
Double glazed window to side, built in double wardrobe with mirror fronted sliding doors.

Lounge

23'5 x 10'7 (7.14m x 3.23m)
Double glazed door leading to garden area, television point, telephone point, feature fireplace.

Kitchen

7'4 x 7'1 (2.24m x 2.16m)
Range of fitted kitchen units with complementary worktops, tiled walls, stainless steel sink and drainer unit with mixer taps, integral 70/30 fridge freezer, plumbing for washing machine or dishwasher, inset electric four burner hob, extractor canopy and electric oven below.

COUNCIL TAX BAND B

NB

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



Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A		80	81
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
			EU Directive 2002/91/EC	
				