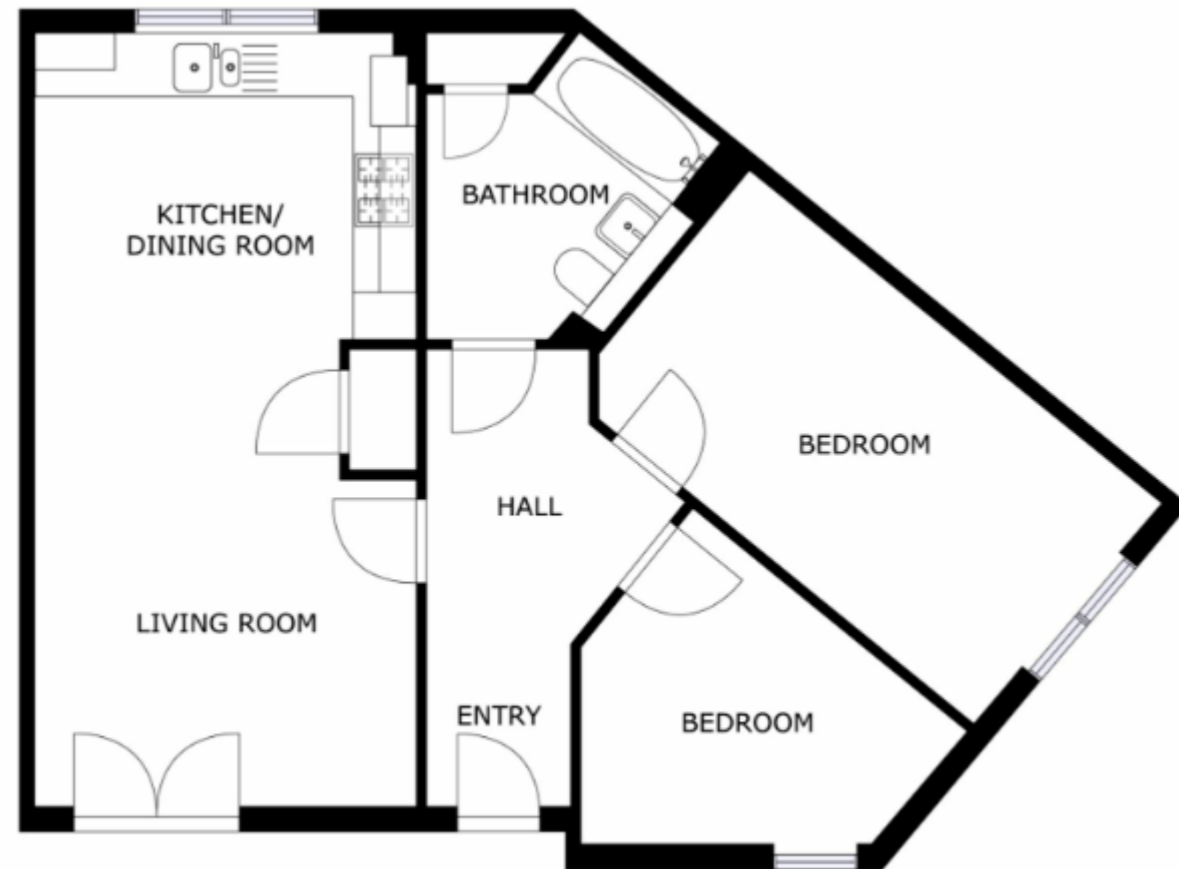




Kimber Estates



55 Avenue Road, Heme Bay, Kent, CT6 8TG

£220,000 Leasehold

Kimber Estates are proud to offer this fantastic, modern two bed ground floor purpose built apartment ideally situated just one road back from the sea so perfect for anyone wanting that desired coastal living. Presented to a high standard the property has light and airy accommodation comprising open plan lounge-diner with modern kitchen complete with built-in appliances, two bedrooms and a modern bathroom. The apartment comes with allocated parking, cycle shed and visitors parking. With the added benefit of it's on entrance door and a 997 year lease, there is a bus stop nearby with buses every fifteen minutes into Heme Bay, Whitstable and Canterbury. This apartment would be ideal for the first time buyer, an investor or someone looking to retire.

NB This property is currently available to buy in it's entirety for £220,000 or as shared ownership whereby a percentage of the property is sold at a reduced price of £88,000 (40% ownership).



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Ground Floor

Entrance Hall

Double glazed front entrance door, radiator.

Open Plan Kitchen/Lounge/Diner

24' 0" x 11' 9" (7.32m x 3.58m)

Kitchen : Matching wall and base units, one and a half bowl stainless steel sink and drainer unit, four gas burner hob, electric oven, integral fridge freezer, double glazed window to rear, radiator, storage cupboard.

Lounge : Double glazed frosted doors to front, radiator.

Bedroom One

16' 9" x 9' 1" (5.11m x 2.77m) Double glazed frosted window to side, radiator.

Bedroom Two

11' 9" x 9' 2" (3.58m x 2.79m) Double glazed frosted window to front, radiator.

Bathroom

10' 0" x 8' 0" (3.05m x 2.44m) Panelled bath with shower over, wash hand basin, low level WC, tiled walls and flooring, storage cupboard.

Council Tax Band C

NB

Leasehold with a 998 year lease.

*Monthly Rent = £356.66 (applicable when purchasing as Shared Ownership)

*Monthly Service Charge = £220.44

*Rent and service charges are reviewed annually, and new charges will commence every 1st April.

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		
(81-91)	B		
(69-80)	C	83	83
(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	