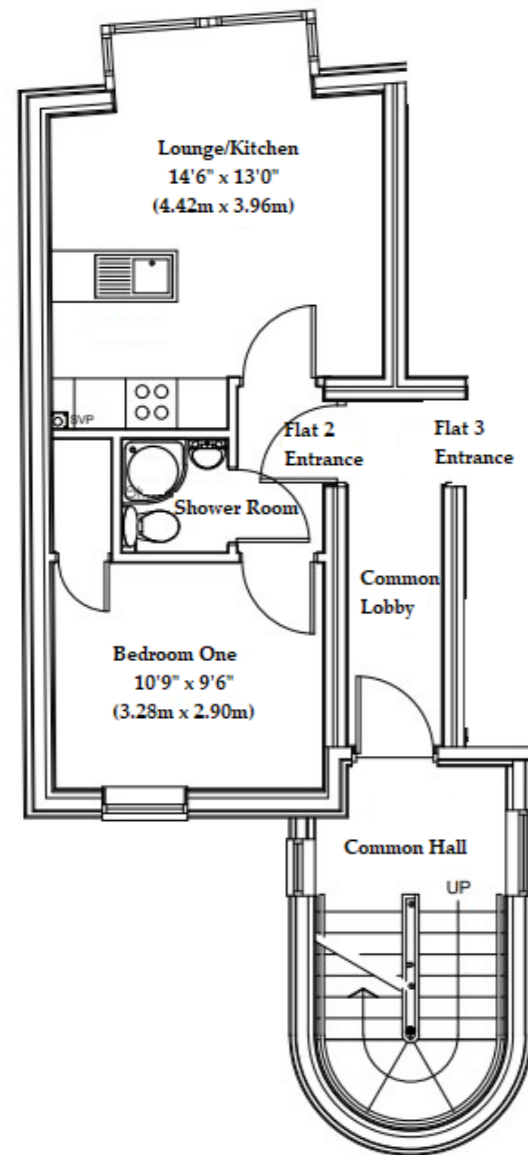




Kimber Estates



FIRST FLOOR LAYOUT PLAN



Flat 2, 74 Plenty Brook House, Mortimer Street, Herne Bay, Kent, CT6 5PS

£150,000 Leasehold

Located in central Herne Bay with its beautiful seafront, promenade and historic bandstand within strolling distance. This particular first floor apartment offers a double bedroom, open plan lounge and kitchen and a shower room. You will find all Herne Bay's amenities all on your doorstep with plenty of pretty bars, boutique restaurants and lovely shops to enjoy. The railway station with high speed trains to London St Pancras is all convenient with The Cathedral City of Canterbury just eight miles away. Internal Photos To Follow.

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First Floor

Entrance Hall

Bedroom One

10' 9" x 9' 6" (3.28m x 2.90m)

Lounge/Kitchen

14' 6" x 13' 0" (4.42m x 3.96m)

Shower Room

Council Tax Band A

NB

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

NB

We are advised by the seller that the lease is 125 years from 31/12/2010



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(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	