



Total area: approx. 50.5 sq. metres (543.5 sq. feet)
Flat 32 , Thwaytes Court, Heme Bay



32 Thwaytes Court, Minster Drive, Heme Bay, Kent, CT6 8BF

£125,000 Leasehold

Located on the first floor, being offered with vacant possession and no onward chain this property benefits from a welcoming entrance hall with, large cupboard, fitted kitchen, a spacious lounge/diner 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 Heme 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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Council Tax Band B

Lease Information

We are advised by the seller of the following information:

Service Charge = £221.67 pcm

Ground Rent = £212.50 paid in March and September

Lease = 125 years from the 1st June 2011

Ground Floor

Communal Area

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

FIRST FLOOR

Inner Entrance Lobby

Large airing cupboard providing storage.

Lounge

Double glazed window to side.

Kitchen

Matching wall and base units, stainless steel sink and drainer unit, electric hob, extractor canopy over, electric oven, integral fridge/freezer, partially tiled walls.

Bedroom One

Double glazed window to front.

Bathroom

Panelled bath with shower over, low level WC, wash hand basin set in cupboard unit, fully tiled walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(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	