



Total area: approx. 45.7 sq. metres (491.5 sq. feet)  
**5 Plough Court, Herne Bay**



5 Plough Court, Herne Bay, Kent, CT6 7XA

£175,000 Leasehold

Beautifully presented this one Bedroom First Floor Flat is situated in the popular Broomfield area of Herne Bay close to a bus route serving Canterbury and Whitstable the property is close to a Sainsbury's supermarket and petrol station. Offering good size living accommodation this would make a perfect first time buyer property or someone looking to invest. Benefitting from allocated parking and located in a quite cul de sac makes this purpose built flat a perfect place to live, arrange to view today.



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### Ground Floor

#### Entrance Hall

Front entrance hall, staircase to first floor.

#### First Floor

#### Landing

#### Lounge/Dining Room

18' 1" x 12' 3" (5.51m x 3.73m) Double glazed window to front, feature fireplace.

#### Kitchen

13' 4" x 6' 0" (4.06m x 1.83m) Matching wall and base units, tiled splash backs, sink and drainer unit, space for washing machine, space for cooker, space for fridge freezer, double glazed window to rear.

#### Bedroom One

13' 4" x 9' 2" (4.06m x 2.79m) Double glazed window to, built in wardrobes.

#### Shower Room

4' 11" x 5' 11" (1.50m x 1.80m) Shower cubicle, wash hand basin set in vanity unit, low level WC, partially tiled walls.

#### One Allocated Parking Space

#### Council Tax Band A

#### NB

We are advised by the sellers that the lease is a period of 999 years running from 1st January 1980, there are approximately 955 years remaining.

#### NB

We are advised by the sellers that 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		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	