



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

£130,000 Leasehold

Set in Thwaytes Court, this delightful one-bedroom flat on the first floor offers a spacious bedroom, well-equipped kitchen, shower room and inviting lounge. Residents enjoy a range of amenities, including visitors' parking, a dedicated house manager, laundry room and a communal lounge perfect for socializing and participating in activities. Located close to the town centre, this property provides easy access to charming shops, cafes, essential services and the beautiful beach, ideal for leisurely walks and seaside relaxation. Well-connected by local bus routes, Thwaytes Court ensures convenient travel around Heme Bay and beyond to Whitstable town and The Cathedral City of Canterbury.



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### First Floor

#### Entrance Hall

Entrance door, storage cupboard.

#### Bedroom

9' 1" x 13' 1" (2.77m x 3.99m) Double glazed window to front, built in wardrobes.

#### Living Room

10' 8" x 16' 1" (3.25m x 4.90m) Double glazed bay window to front.

#### Kitchen

7' 4" x 6' 3" (2.24m x 1.91m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric oven and hob with extractor canopy over, 70/30 integral fridge freezer.

#### Shower Room

6' 9" x 5' 6" (2.06m x 1.68m) Walk in shower, wash hand basin set in vanity unit, low level WC, partially tiled walls, tiled flooring.

#### PARKING SPACE

£250 per annum.

#### Communal Gardens

There are lovely communal gardens for the use of the residents.

#### Council Tax Band B

#### NB

We are advised by the seller of the following:

Lease length is 125 years from 2012

Maintenance charge is £221 per month which includes your water and building insurance.

Ground rent is £450 per year, half paid each six months.

#### 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	82

EU Directive 2002/91/EC  
England, Scotland & Wales