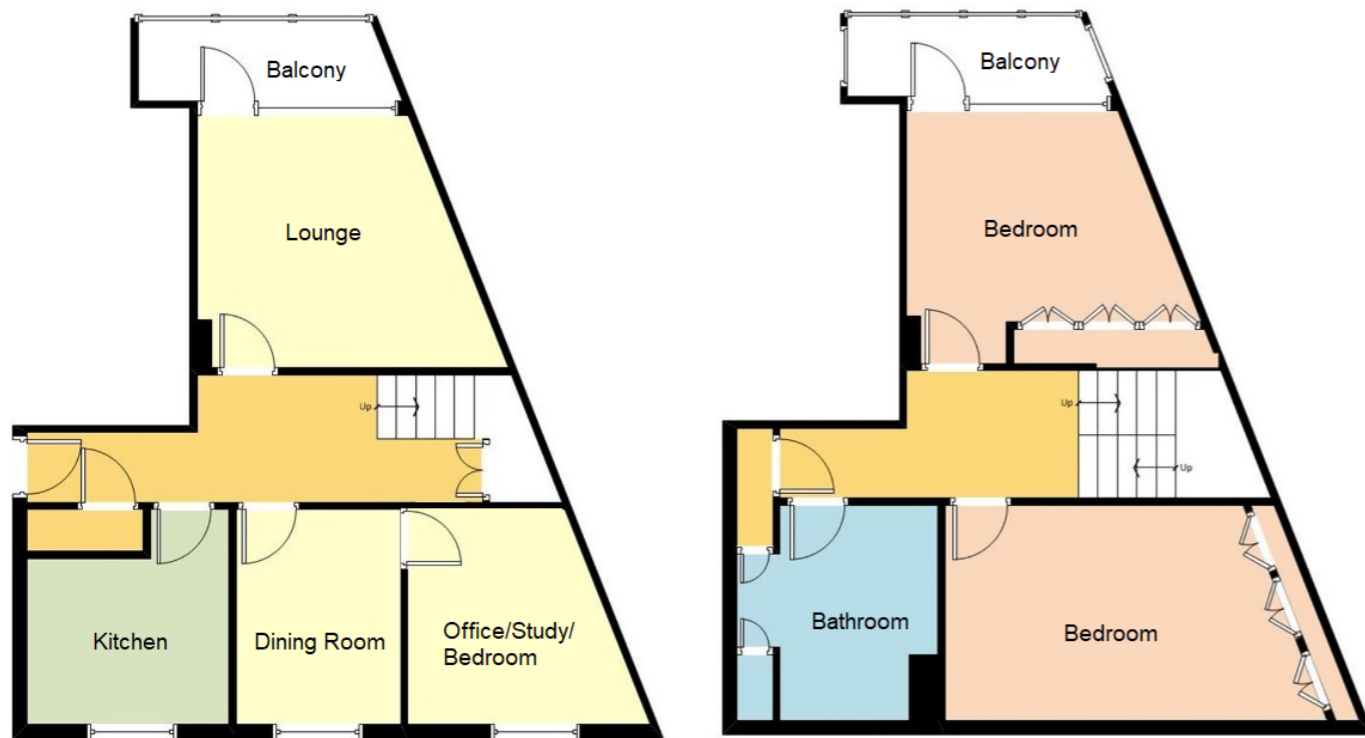




Kimber Estates



19 Highfield Court, Station Road, HERNE BAY, Kent, CT6 5QR

£260,000 Freehold

A centrally located apartment across two floors with balconies and private parking. This spacious three bedroom purpose built apartment with secure gated parking and balconies looking over the communal garden to the rear of the property has to be viewed. The property is located centrally in Herne Bay, convenient for the mainline train station, the beach, local amenities, and the town centre. The accommodation comprises of a spacious lounge with access to the balcony, modern kitchen, dining room, bedroom/study with stairs leading up to a modern bathroom and two bedrooms and further balcony. Ideal for first time buyers, a family or investment. This split level apartment offers fantastic views over coastal Herne Bay town and excellent transport links via road, rail and bus. This particular property boasts unusually large dimensions and comes highly recommended to view internally.

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Second Floor

Apartment Entrance Hallway

Door to front, electric panel heater, storage cupboard, under-stair cupboard with light and shelving, staircase to upper level, doors leading to:

Lounge

4.06m x 3.78m (13' 4" x 12' 5") Double glazed door and window to balcony terrace with decking, electric panel heater, rear aspect overlooking communal gardens.

Kitchen

3.07m x 2.62m (10' 1" x 8' 7") Comprising range of wall and base units with complementary roll-top work surfaces over, tiled splash backs, electric fan assisted double oven and hob, inset double drainer sink unit with BRITA dispenser tap over, door to hallway, double glazed window to front, serving hatch through to dining room.

Dining Room

3.07m x 2.39m (10' 1" x 7' 10") Door to hallway, double glazed window to front, electric panel heater.

Bedroom Three/Study

3.05m x 3.20m (10' 0" x 10' 6") Door to dining room, double glazed window to front.

Third Floor

Landing

4.09m x 3.81m (13' 5" x 12' 6") Electric panel heater, skylight, utility cupboard with plumbing for washing machine and tumble dryer, doors leading to:

Bedroom One

4.09m x 3.81m (13' 5" x 12' 6") Double glazed door and windows to balcony terrace at rear overlooking communal gardens, door to landing, bespoke triple fitted wardrobes with louvre doors.

Bedroom Two

4.67m x 2.59m (15' 4" x 8' 6") Two double glazed windows to front, door to landing, electric panel heater, bespoke triple fitted wardrobes with louvre doors.

Bathroom

4.67m x 2.59m (15' 4" x 8' 6") Double glazed windows to front, steel paneled bath unit with mixer tap and Mira Sport Multi-fit shower over, vanity cabinet with surface-mounted wash hand basin, low level WC, heated towel rail, two storage cupboards, one housing hot water cylinder.

OUTSIDE

Parking Space and Communal Garden Area

Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	