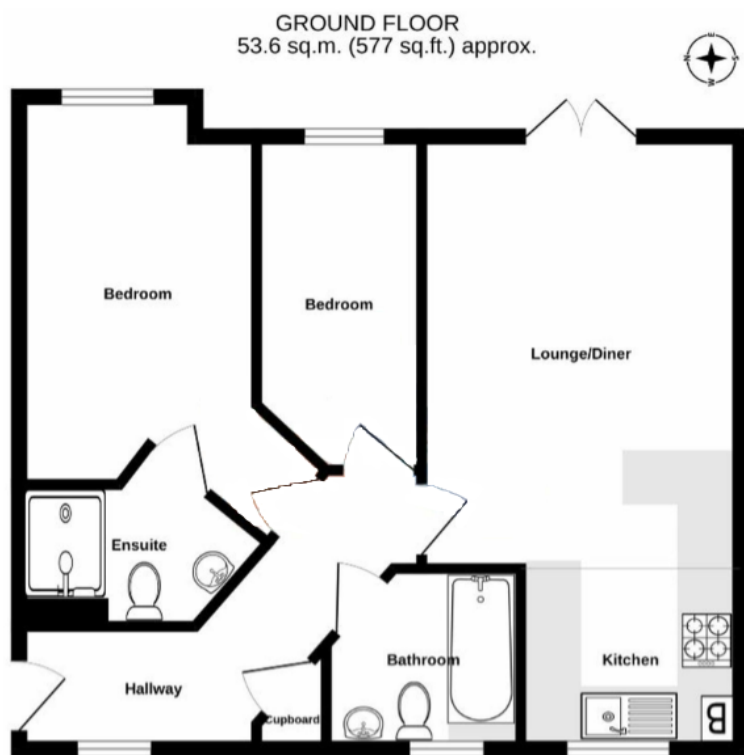
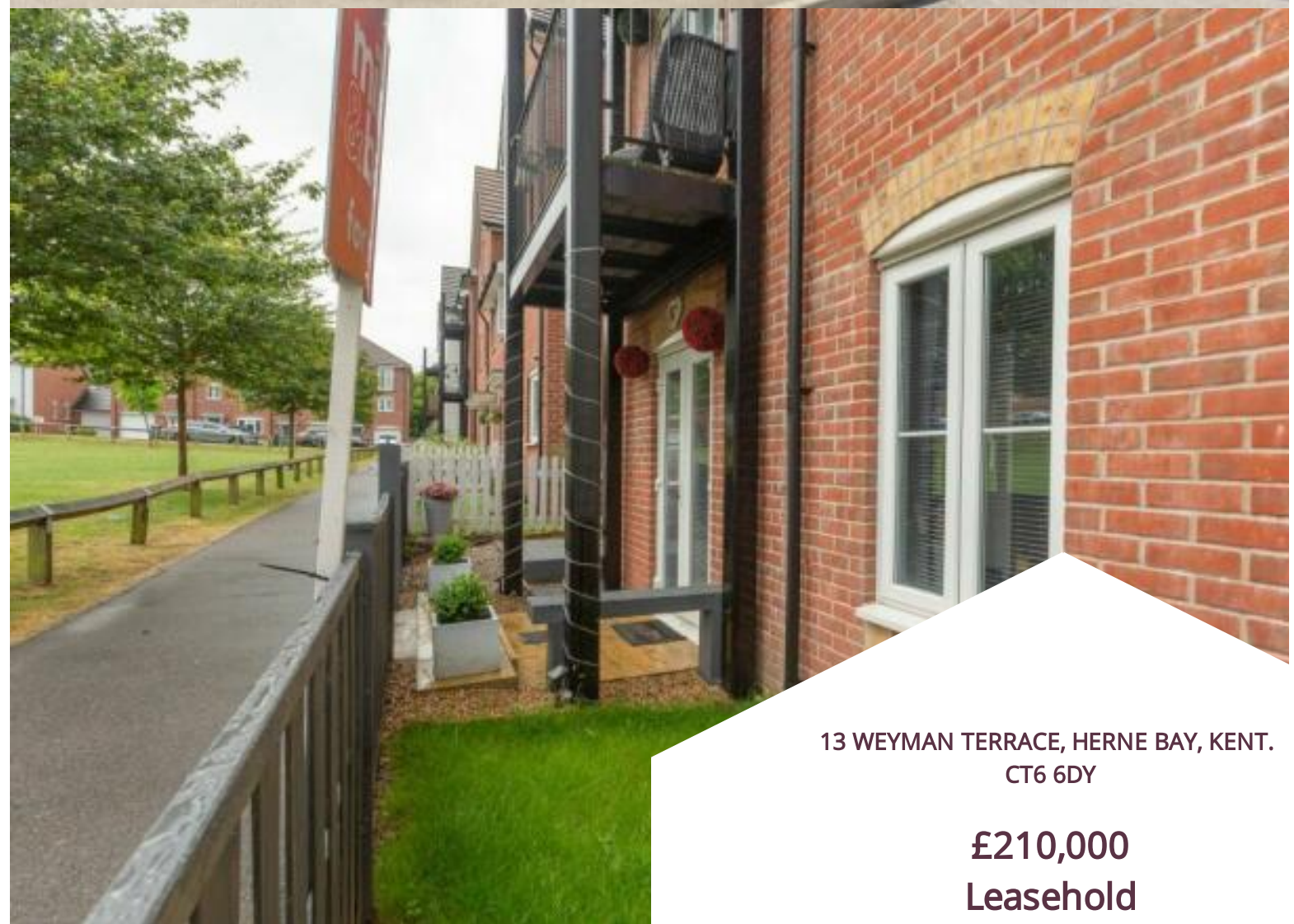




KE



TOTAL FLOOR AREA - 53.6 sq.m. (577 sq.ft.) approx.
The floor area displayed above includes all areas shown and will therefore include garages, carports and any outbuildings. This plan is for layout guidance only, not drawn to scale unless stated. Windows and door openings, and appliances, where every care is taken in the preparation of this plan, please check all dimensions, shapes and complete layouts before making any decisions relating to the property.



13 WEYMAN TERRACE, HERNE BAY, KENT.
CT6 6DY

£210,000
Leasehold

ABOUT THE PROPERTY

This modern ground floor two bed roomed apartment is set in the ever popular Talmead Road development, positioned over looking the green. Located to the eastern end of Herne Bay within easy access to the Thanet Way and regular bus service into town plus neighbouring Whitstable and The Cathedral City of Canterbury, makes the location increasingly desirable. This apartment has accommodation comprising of open plan lounge with a fitted kitchen with double doors leading out to a small seating area, master bathroom, and two bedrooms with en suite to the master. There is also an allocated parking space to the outside. An internal viewing comes highly recommended. Being offered on a chain free basis!

FEATURES

- Decked seating area over looking the green
- Allocated parking plus visitor spaces
- Popular Talmead development
- Two Bed Ground Floor Flat
- CHAIN FREE SALE

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

Ground Floor

Communal Entrance Hallway

Via entry phone system, door to rear.

Hallway

Entrance door to front, double glazed UPVC window to side, radiator, built-in storage cupboard, oak flooring.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

Double glazed UPVC French doors to small patio and central green, radiator, open plan to:

Kitchen

7' 10" x 7' 5" (2.39m x 2.26m)

Double glazed UPVC window to rear, range of fitted contemporary wall and base units with roll edge work surfaces, inset stainless steel sink, inset stainless steel gas hob with glass splash backs and extractor over, inset oven, fridge/freezer, washing machine and dish washer, oak flooring.

Bedroom One

16' 6" x 8' 6" (5.03m x 2.59m) Max.

UPVC double glazed window to central green aspect, built-in storage cupboard, radiator, door to en-suite.

En Suite

Shower, low level WC, wash hand basin, heated towel rail, tiled floor.

Bedroom Two

12' 1" x 5' 11" (3.68m x 1.80m)

Double glazed UPVC window to front, radiator.

Bathroom

Low level WC, pedestal wash hand basin, panelled bath, double glazed window to rear, radiator.

OUTSIDE

Parking

Allocated parking space to the rear via archway, locked external bin and bike store

Council Tax Band B

Lease Details

We understand there is approximately 113 years remaining on the lease.

We are advised by the sellers of the following charges:
Service charge = £1800 per annum (to increase every 10 years)

Ground Rent = £330 per annum

Green Belt Charge = £210 per annum

NB

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

