



# Kimber Estates



Approximate Floor Area  
669.19 sq. ft.  
(62.17 sq. m)

TOTAL APPROX FLOOR AREA 669.19 SQ. FT. (AREA 62.17 SQ. M)  
Measurements are approximate. Not to scale. Illustrative purposes only.



98 Talmead Road, Herne Bay, Kent, CT6 6NW

£209,995 Leasehold

This executive apartment is located on the outskirts of coastal Herne Bay town with it's array of restaurants, delightful seafront with historic Bandstand and excellent high speed rail links into London St Pancras. There is light and airy accommodation which is presented in immaculate order with tasteful and contemporary décor throughout. Once inside, there are two good size bedrooms, the master enjoying an en-suite shower room, master bathroom, bright and clean lounge-diner with windows over looking the green, leading through to a modern fitted kitchen complete with appliances. There is also allocated parking for one car.



This executive apartment is located on the outskirts of coastal Herne Bay town with it's array of restaurants, delightful seafront with historic Bandstand and excellent high speed rail links into London St Pancras. There is light and airy accommodation which is presented in immaculate order with tasteful and contemporary décor throughout. Once inside, there are two good size bedrooms, the master enjoying an en-suite shower room, master bathroom, bright and clean lounge-diner with windows over looking the green, leading through to a modern fitted kitchen complete with appliances. There is also allocated parking for one car.

## Ground Floor

### Communal Entrance

Front entrance door with entry phone system, staircase to all floors.

### First Floor

#### Inner Hallway

Entrance door to apartment, radiator.

#### Lounge/Diner

20' 0" x 12' 10" (6.10m x 3.91m) Double glazed bay window to front, two radiators, television point.

#### Kitchen

13' 2" x 5' 11" (4.01m x 1.80m) Fitted kitchen in a range of matching wall and base units with complementary work surfaces over and tiled splash backs above, 70/30 fridge/freezer unit, Bosch four burner gas hob with extractor fan over and electric oven below, inset sink with mixer tap over, space for slimmer dishwasher plus space and plumbing for washing machine, double glazed window to side, tiled flooring.

#### Bedroom One

13' 4" x 9' 11" (4.06m x 3.02m) Double glazed window to side, radiator, door to:

#### En-Suite

Walk in double shower with fitted rainfall shower head and handheld attachment, wash hand basin and low level WC set in vanity unit, extractor fan, tiled flooring.

#### Bedroom Two

14' 9" x 9' 0" (4.50m x 2.74m) Two double glazed window to side, radiator.

### Bathroom

Panelled bath unit with mixer taps, low level WC, pedestal wash hand basin, part tiled walls.

### Outside

### Parking

There is an allocated parking space, bicycle store.

### Council Tax Band B

### LEASE INFORMATION

94 year lease with a service charge approx. £1600 per year. They pay £309 yearly for ground rent and £210 yearly for the communal garden maintenance.

### 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			
England, Scotland & Wales		81	81