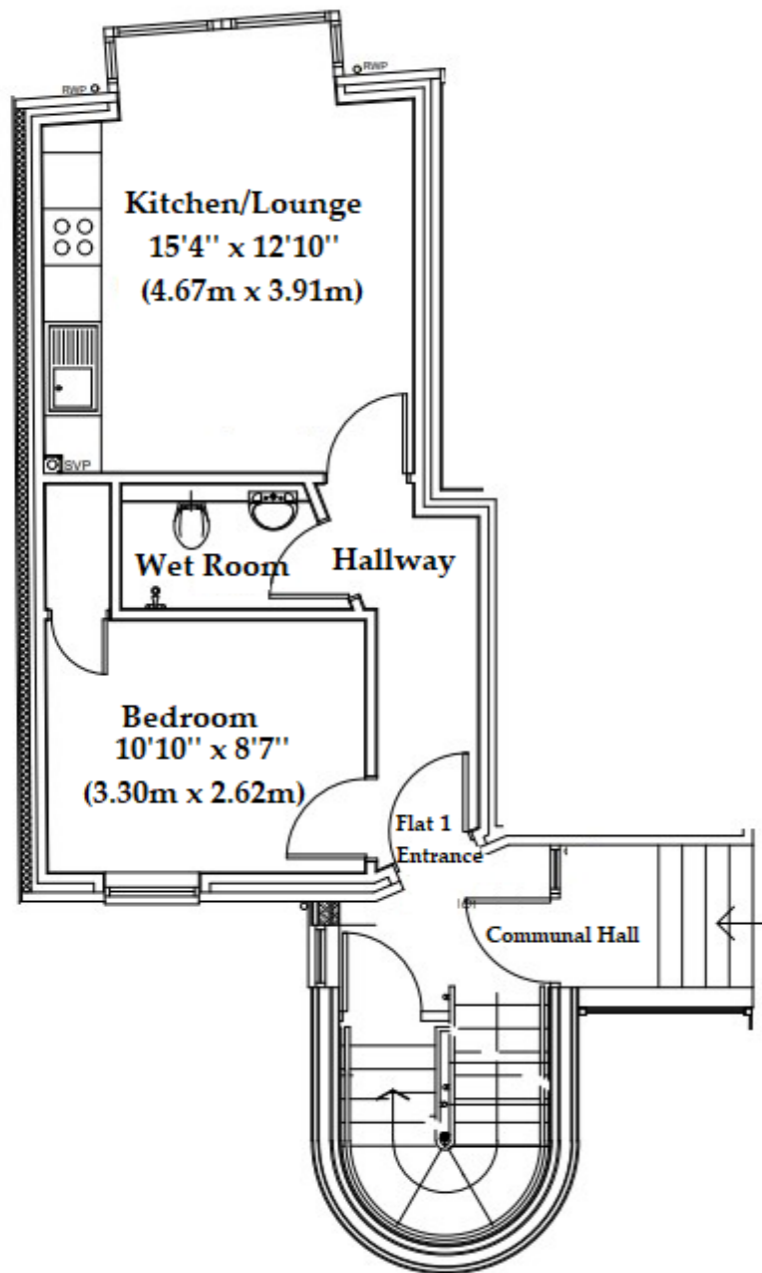




Kimber Estates



74 Flat 1 Plenty Brook House, Mortimer Street, Herne Bay, Kent, CT6 5PS

£155,000 Leasehold

One bedroom ground floor apartment, located in a prime position being within strolling distance of Herne Bay town centre with its boutique restaurants, tea rooms and just a stone's throw away from the beautiful sea front with incredible panoramic views and walks. Being offered with no onward chain, the accommodation comprises of open plan kitchen/diner/lounge, double bedroom and shower room. Don't miss out on this fantastic opportunity to own a low-maintenance property in a sought after location. The town centre, railway station with high speed trains to London St Pancras is all convenient with the Cathedral City of Canterbury just eight miles away.



One bedroom ground floor apartment, located in a prime position being within strolling distance of Herne Bay town centre with its boutique restaurants, tea rooms and just a stone's throw away from the beautiful sea front with incredible panoramic views and walks. Being offered with no onward chain, the accommodation comprises of open plan kitchen/diner/lounge, double bedroom and shower room. Don't miss out on this fantastic opportunity to own a low-maintenance property in a sought after location. The town centre, railway station with high speed trains to London St Pancras is all convenient with the Cathedral City of Canterbury just eight miles away.

Ground Floor

Entrance Hall

Bedroom One

10' 10" x 8' 7" (3.30m x 2.62m)

Wet Room

Lounge/Kitchen

15' 4" x 12' 10" (4.67m x 3.91m)

NB

We are advised by the seller that the length of lease is 125 years from 31/12/2010.

Council Tax Band A

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 | | 72 | 77 |