



Total area: approx. 43.1 sq. metres (464.2 sq. feet)  
**Flat 10, Brian Roberts House, Beach Street, Herne Bay**



Flat 10 Brian Roberts House, Beach Street, Herne Bay, Kent, CT6 5PW

£100,000 Leasehold

We are pleased to bring to the market this one bedroom ground floor apartment. The properties at Brian Roberts House benefit from having a house manager, intercom system for security, communal garden/lounge area, laundry room and guest room. The property is located in the centre of Herne Bay town with all local amenities a stones throw away. Bus routes, shops, post office and sea front are within close proximity. This particular apartment also benefits from NO CHAIN.

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**Ground Floor**

**Entrance Hallway**

Entrance door, two storage cupboards.

**Lounge**

10' 9" x 20' 0" (3.28m x 6.10m) Double glazed window to front and side, storage heater, open plan arrangement to:

**Kitchen Area**

Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric oven and hob, space for fridge freezer, double glazed window to front.

**Bedroom**

12' 1" x 8' 7" (3.68m x 2.62m) Storage heater, double glazed window to front.

**Bathroom**

Panelled bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls.

**Council Tax Band A**

**NB**

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

**NB**

We are advised by the sellers that the lease commenced 25/3/88 with duration 99 years.

The monthly charges are £232.02.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		73	79
England, Scotland & Wales		EU Directive 2002/91/EC	