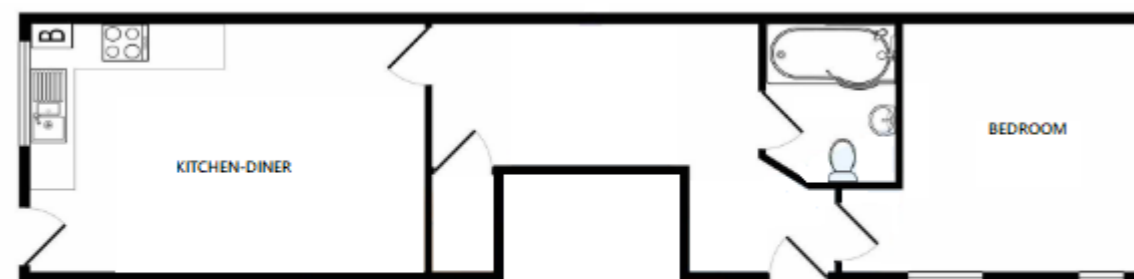




## Kimber Estates



TOTAL APPROX. FLOOR AREA 49.0 SQ.M. (527 SQ.FT.)  
Made with Metropix ©2020



4 The Old Engineering Works, Underdown Road, Herne Bay, Kent, CT6 5BP

£190,000 Leasehold

The Old Engineering Works is a lovely little development that sits off the road within its own private mews located close to the Herne Bay High Street with all local amenities, transport links plus it's a short walk to the beach and train station. The property itself is a ground floor apartment with its own entrance and has been designed around the original lines of the building to include a reception hall the owners currently use a lounge, a double bedroom, a bathroom plus a stylish open plan kitchen-diner which looks out onto a private courtyard. This property makes for an ideal purchase should you be looking for an investment, holiday home and very affordable for first time buyers too!

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**(NB) At the time of advertising these are draft particulars awaiting approval of our sellers.**

COUNCIL TAX BAND A

## GROUND FLOOR

### Entrance

Double glazed entrance door to front.

### Reception Area

Currently used as a lounge by the existing owners however the original design was such that this was a study area. Radiator, television point, large cupboard.

### Bedroom

Two windows to front, radiator.

### Bathroom

Paneled bath unit with shower over, wash hand basin, low level WC, heated towel rail.

### Kitchen-Diner

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces, four burner gas hob with electric oven below and extractor fan above, space and plumbing for washing machine, fridge/freezer, stainless steel sink and drainer unit, radiator, window to rear, door to rear leading to rear garden.

## OUTSIDE

### Rear Garden

Low maintenance rear garden with decking area, astro turf, walled surround.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	