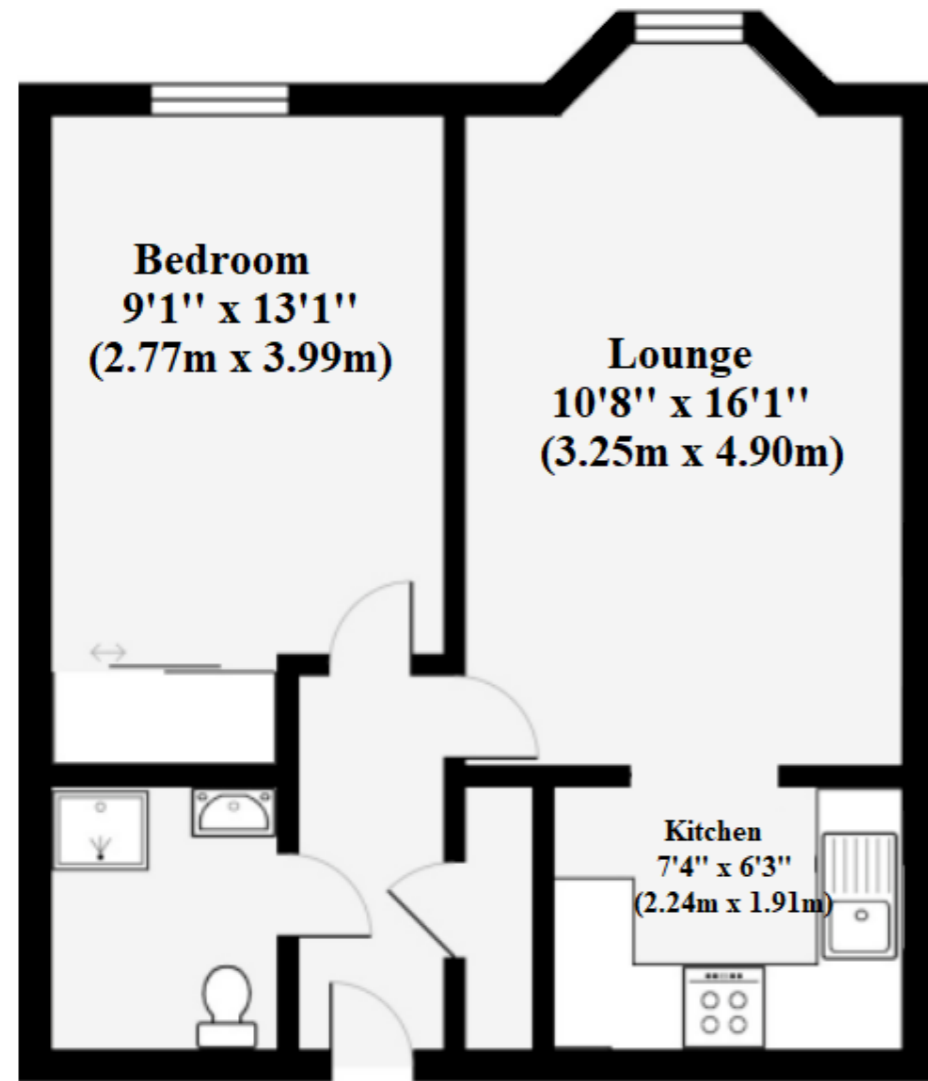




## Kimber Estates



**Total Area: 449 ft.sq. (41.7 m. sq.)**



50 Thwaytes Court, Minster Drive, Herne Bay, Kent, CT6 8BF

£140,000 Leasehold

Chain Free Sale. Located on the second floor, the property benefits from an entrance hall with lounge, fitted kitchen, shower room plus double bedroom. Thwaytes Court offers security, independence and comfort with an emergency call system linking the apartment to the House Manager and a central switchboard 24 hours a day, 365 days of the year. There is a Resident's lounge, laundry room and a guest suite with en-suite facilities for when friends and family come to stay. The property sits in central Herne Bay with nearby shops, sea front, road and rail links to London and within strolling distance of the bus stop taking you to Whitstable town and The Cathedral City of Canterbury.

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**Ground Floor**

**Communal Entrance Door**

Access to residents lounge, lift and stair case to first floor, entry phone system.

**Second Floor**

**Internal Hallway**

Entry phone system, large storage cupboard.

**Kitchen**

7' 4" x 6' 3" (2.24m x 1.91m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, oven, electric hob with extractor over.

**Bedroom**

9' 1" x 13' 1" (2.77m x 3.99m) Double glazed window to rear, fitted double wardrobe with mirror fronted sliding doors.

**Shower Room**

Pedestal wash hand basin, low level WC, shower, tiled walls.

**Lounge**

10' 8" x 16' 1" (3.25m x 4.90m) Double glazed window to rear.

**Outside**

**Communal Gardens**

There are lovely communal gardens for the use of the residents.

**NB**

We are advised by the sellers that the maintenance charge is approximately £1877.00 per annum and Ground Rent is £425.00 per annum.

**Council Tax Band B**

**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			
(92-100)	A		
(81-91)	B	84	85
(69-80)	C		
(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	