



Kimber Estates



6 Steel Close, Herne Bay, Kent, CT6 5HQ

£220,000

This stunning one bedroom ground floor apartment is located in Eddington Park and has been professionally designed. A high quality modern kitchen with integral appliances opens to the lounge with plenty of light and space. There is a double bedroom with fitted wardrobes, a beautiful bathroom and secure video door entry system. The entrance hall has a spacious cupboard so there is plenty of storage here. This apartment comes with its own parking space which is undercover. There are local shops and train station just a short walk away. There is easy access to the town centre and A299 which joins the M2 making commuting a breeze.

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GROUND FLOOR

Entrance Hallway

Front entrance door, cupboard, radiator.

Bedroom

10' 5" x 14' 3" (3.17m x 4.34m) Double glazed window to front.

Lounge/Kitchen

11' 1" x 22' 4" (3.38m x 6.81m)

Lounge

Double glazed window to front, two double glazed windows to side, radiator.

Kitchen

Matching wall and base units, breakfast bar, tiled splash backs, electric hob and oven, integral microwave, integral fridge freezer, sink and drainer unit.

Bathroom

7' 8" x 6' 6" (2.34m x 1.98m) Panelled bath with shower over, low level WC, wash hand basin set in vanity unit, partially tiled walls.

OUTSIDE

One Allocated Parking Space

Council Tax Band A

NB

We are advised by the sellers that the service charge and ground rent is approximately £1,000 per annum including building insurance.

The length of the lease is 999 years from 2021.

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	85	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	