



Total area: approx. 36.5 sq. metres (392.5 sq. feet)

9 Maxted Court, Herne Bay



9 Maxted Court, Highfields View, Herne Bay, Kent, CT6 6UB

£60,000 Leasehold

A wonderful opportunity to purchase this one bedroom, ground floor retirement apartment situated just on the outskirts of the desirable village location of Beltinge, close to local shops, cliff top walks and amenities. The property benefits from communal gardens, one bedroom, kitchen, lounge, bathroom and double glazing throughout. The development is run on a shared ownership scheme making the properties more affordable and buyers need to be of 55 years of age. Ideal for retirement and with NO FORWARD CHAIN! An early viewing is advised to appreciate the accommodation and location.

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PARKING

Allocated for residents and visitor bays.

NB

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

GROUND FLOOR

Entrance Hallway

Double glazed entrance door to front, storage heater, airing cupboard housing hot water tank.

Kitchen

5' 10" x 10' 5" (1.78m x 3.17m)

Fitted kitchen comprising range of matching wall and base units with tiled splashbacks, eye level oven and grill, four burner electric hob, space and plumbing for washing machine, stainless steel sink and drainer unit, emergency cord, double glazed window to front.

Lounge

9' 7" x 12' 6" (2.92m x 3.81m)

Double glazed window to side, double glazed doors to rear, two storage heaters.

Bedroom

9' 7" x 12' 6" (2.92m x 3.81m)

Double glazed window to rear, storage heater, emergency cord.

Shower Room

Shower cubicle, double glazed frosted window to front, low level WC, wash hand basin.

OUTSIDE

Communal Gardens

Communal garden area for all residents of Maxted Court, mainly laid to lawn with natural pond.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	