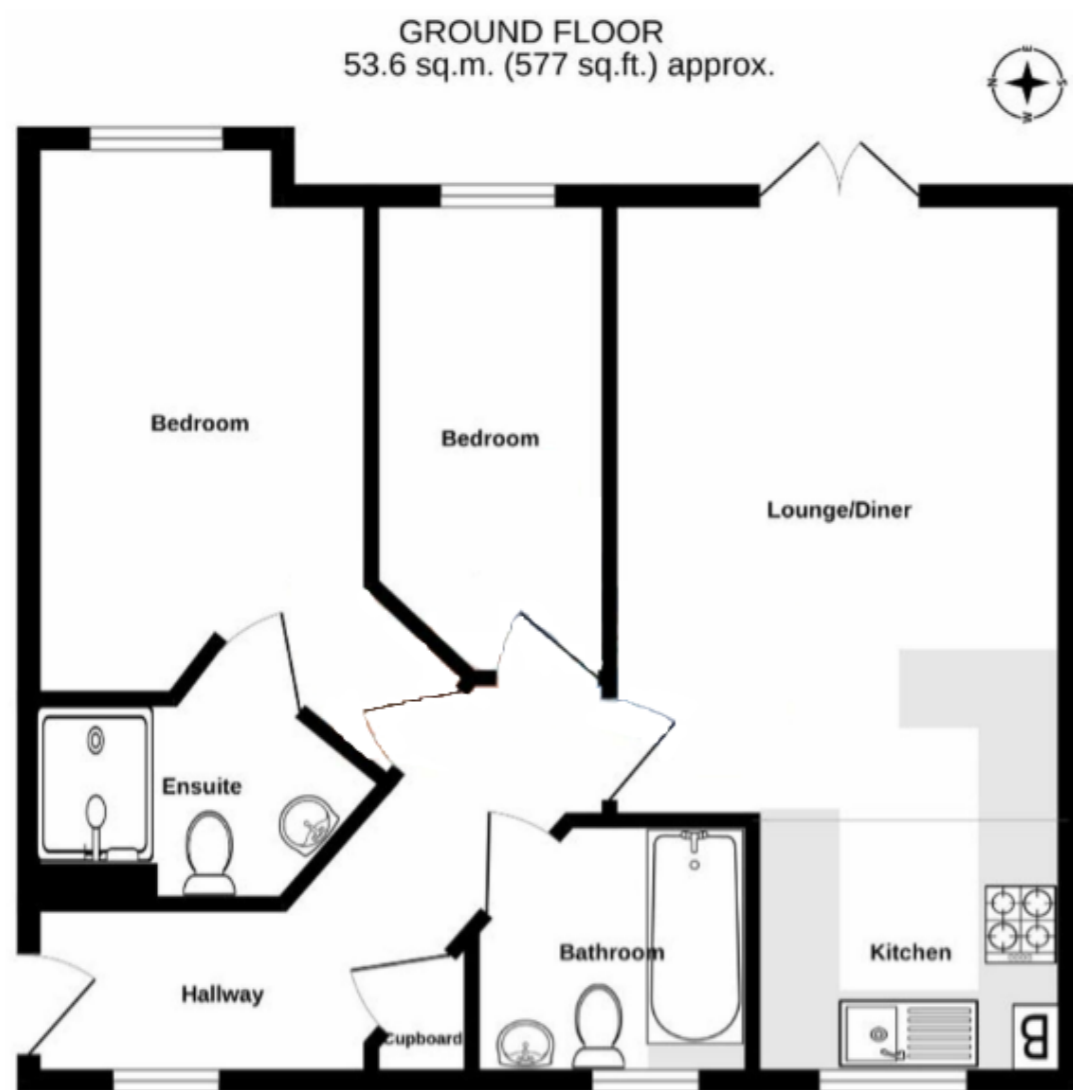




# Kimber Estates



TOTAL FLOOR AREA: 53.6 sq.m. (577 sq.ft.) approx.  
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. While every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Made with Metriplan ©2023



13 Weyman Terrace, Heme Bay, Kent, CT6 6DY

£225,000 Leasehold

This modern ground floor two bedroomed apartment is set in the ever popular Talmead Road development, positioned over looking the green. Located to the eastern end of Heme Bay within easy access to the Thanet Way and regular bus service into town plus neighbouring Whitstable and The Cathedral City of Canterbury, makes the location increasingly desirable. This apartment has accommodation comprising of open plan lounge with a fitted kitchen with double doors leading out to a small seating area, master bathroom, and two bedrooms with en suite to the master. There is also an allocated parking space to the outside. An internal viewing comes highly recommended.



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**Ground Floor**

**Hallway**

Double glazed window to rear.

**Kitchen/Lounge**

Gas hob, electric oven, double glazed window to rear, double glazed doors to garden, space for washing machine and fridge.

**Bedroom One**

Double glazed window to front, radiator.

**En Suite**

Shower, low level WC, wash hand basin, heated towel rail, tiled floor.

**Bedroom Two**

Double glazed window to front.

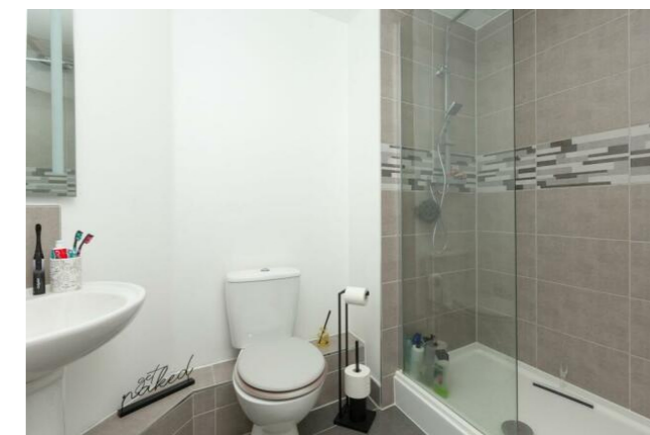
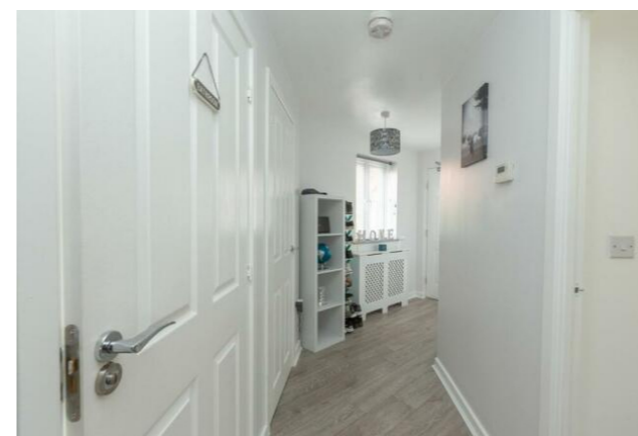
**Bathroom**

Low level WC, pedestal wash hand basin, panelled bath, double glazed window to rear, radiator.

**Council Tax Band B**

**NB**

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



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