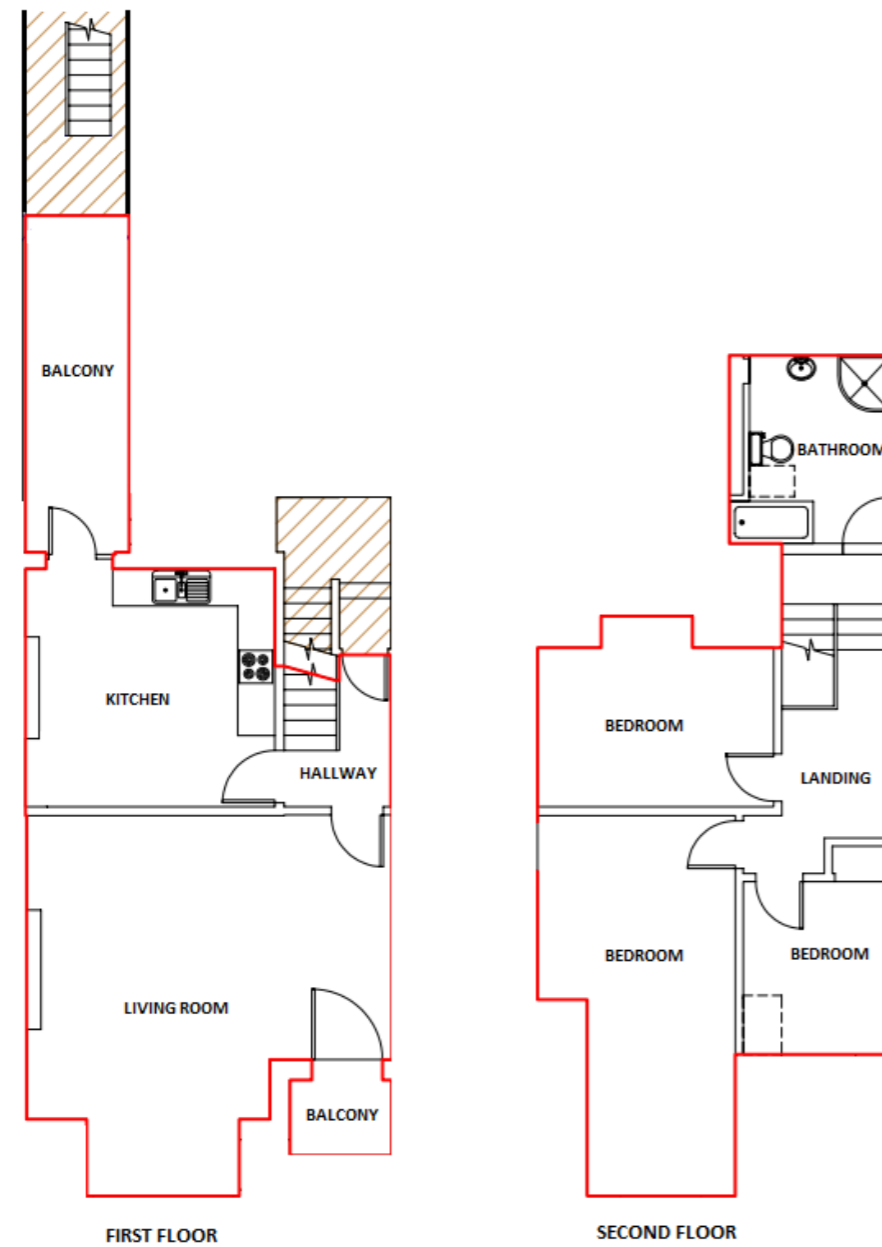




Kimber Estates



Flat 3 101 Woodstock, Canterbury Road, Herne Bay, Kent, CT6 5SA

£260,000 Leasehold

This beautiful maisonette is set over two floors and offers spacious accommodation with impressive living space. An elegant reception hall leads to the first floor and entrance to the flat via the inner entrance hall. There is a rather lounge to the front with ample space for a table and chairs, fully fitted kitchen providing access to the garden area whilst to the first floor is a beautiful bathroom alongside three lovely bedrooms. The arrangement to access the rear garden is via a balcony from the kitchen with wrought iron staircase that leads down the the private sunny rear garden. Originally a three storey property, this period property was converted to three separate sets of accommodation with a share of the freehold between all three. This particular home really does offer a lot of space and would be a superb family home located in a great position, ideal for Herne bay town center local schools and the glorious seafront and beach.

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Ground Floor

Communal Entrance Hall

Front entrance door, stairs leading to apartment entrance.

First Floor

Entrance Hall

Split level staircase to first floor.

Kitchen

13' 1" x 12' 6" (3.99m x 3.81m) Attractive fitted kitchen with inset one and a half bowl stainless steel sink and drainer unit with mixer taps, complementary worktops with upturns, fitted ceramic hob with extractor canopy over and electric oven, door to rear with balcony and staircase leading to the garden.

Lounge/Diner

20' 0" x 19' 3" (6.10m x 5.87m) Stunning room with double glazed bay window to front and further swing windows leading to a seated balcony area at the front of the property.

Bathroom

10' 0" x 7' 6" (3.05m x 2.29m) Panelled bath, corner shower stall with electric shower over, wash hand basin set in vanity unit, low level WC, fully tiled walls, double glazed skylight window to side.

Bedroom One

20' 0" x 10' 8" (6.10m x 3.25m) Double glazed window to rear, radiator, television point.

Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m) Double glazed window to front, radiator, laminate flooring.

Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m) Double glazed window to front, radiator.

Outside

Rear Garden

Accessed via kitchen to the balcony/walk way with external stairs down to a private garden area.

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		
(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	