



2 Flat 3, St Georges Terrace, Herne Bay, Kent, CT6 8RG

## £199,995 Leasehold

With direct sea views including the famous pier, this second floor flat enjoys an enviable position on lovely Herne Bay seafront. Herne Bay has an array of boutique shops, an attractive bandstand and lots of small restaurants and tea rooms plus the historic Cathedral City of Canterbury is around eight miles away with neighbouring Whitstable town, famous for its oysters just four miles or so away. The flat is part of a converted Georgian property dating back to the early 1800's retaining the original ceiling height which provides a light and airy feel throughout. Internally the property benefits from a spacious lounge offering panoramic sea views plus plenty storage including a pull down double bed ideal when guests are wanting to stay. A fitted kitchen with space for all white goods, a modern bathroom with bath and shower over and a double bedroom with more storage space. We would urge prospective buyers to take the time and trouble to view internally.

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## GROUND FLOOR

### Communal Entrance

Entrance door to front, further doors to communal entrance hall with entry phone system, staircase to first and second floors.

## SECOND FLOOR

### Entrance Hall

Entrance door to inner hallway, door leading to:

### Lounge

14' 7" x 11' 5" (4.44m x 3.48m)

Two sash windows to front with sea views, built in storage cupboards with pull down double bed, television point, telephone point, open planned into:

### Kitchen

11' 1" x 6' 5" (3.38m x 1.96m)

Fitted kitchen comprising matching wall and base units, roll edge work surfaces, one and a half sink and drainer unit, space for washing machine, fridge freezer, breakfast bar, sash window with direct sea views.

### Bedroom

5' 7" x 8' 2" (4.75m x 2.49m)

Sash window to rear, radiator, built in storage cupboards, gas combination boiler.

### Bathroom

Modern three piece suite comprising paneled bath with shower over, oval wash hand basin with vanity cupboard below, low level WC.

### Lease Information

£200 p/a ground rent

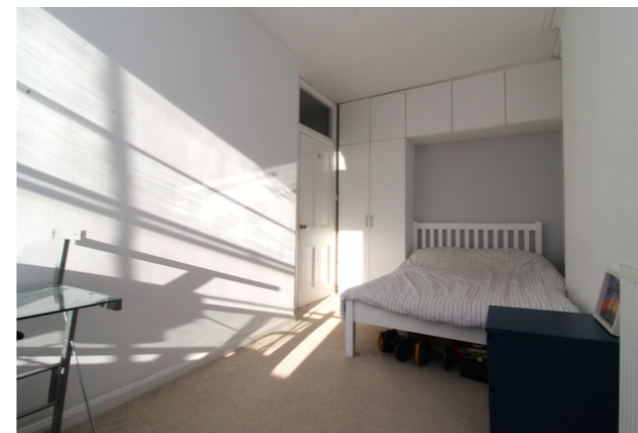
£1200 per annum service charge

125 years added to the lease in 2015

## Council Tax Band A

### 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+)	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			
		50	85

England, Scotland & Wales