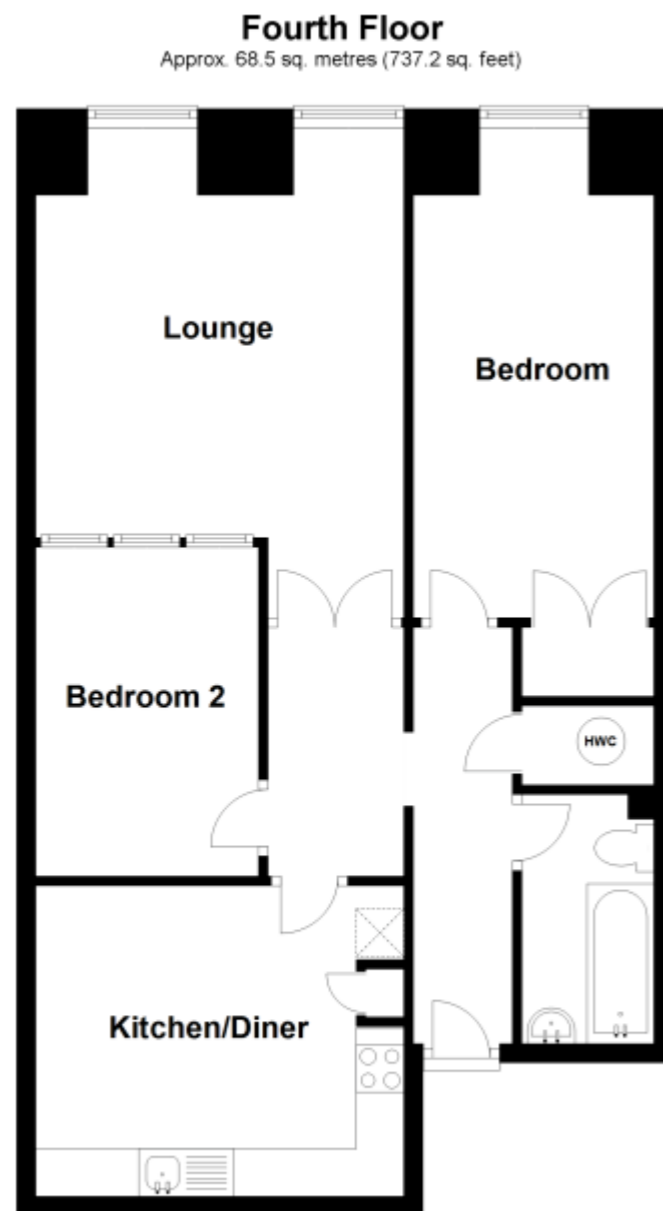




Kimber Estates



Flat 12 Frances Court 117 High Street, Heme Bay, Kent, CT6 5LA

£170,000 Leasehold

Located on the third floor, this two bedroom apartment has a spacious feeling as soon as you enter with its high ceilings and vast wall space. It is centrally located in the heart of the town with everything on your doorstep, yet once inside it offers a quiet and peaceful retreat. Once inside there is an inner hallway, lounge and large kitchen/diner, plus double bedroom, single bedroom and three piece bathroom. This would make a fantastic first time purchase or investment and one certainly for style and modern living. An internal viewing comes highly recommended.



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Council Tax Band B

NB

We are advised by the sellers that:

Length of lease = 99 years
 Ground rent = £150.00 per annum
 Maintenance charge = (includes building insurance) £995.00 paid every six months

NB

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

Third Floor

Hallway

Cupboard with space for washing machine and water tank.

Lounge

12' 6" x 12' 0" (3.81m x 3.66m) Two double glazed window to rear, electric storage heaters.

Kitchen

12' 5" x 10' 7" (3.78m x 3.23m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric hob with extractor fan above, electric oven, space for dishwasher and fridge/freezer.

Bedroom One

8' 3" x 14' 7" (2.51m x 4.45m) Double glazed window to front, fitted wardrobe.

Bedroom Two

7' 6" x 11' 4" (2.29m x 3.45m) Loft hatch, light window.

Bathroom

Pedestal wash hand basin, panelled bath with mixer tap and shower over, low level WC.



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	23	71
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	