



Kimber Estates



Flat 2, 17 Mortimer Street, Herne Bay, Kent, CT6 5PJ

Offers in Excess of £210,000 Share of Freehold

We are delighted to offer this beautiful first floor maisonette, perfectly located in a central area that offers great convenience. Situated within easy reach of the mainline train station, seafront and Herne Bay town centre shops, this property ensures all amenities are just a stone's throw away. Herne Bay is a pretty coastal town with a glorious promenade, historic bandstand and clocktower alongside a host of boutique restaurants, vintage tea rooms and plenty of little shops. This flat has been updated throughout and offers plenty of space over two floors. To the first floor is a spacious light and airy lounge, modern fitted kitchen and bathroom plus double bedroom. To the second floor is another double bedroom. Please call Kimber Estates today to book your internal visit!

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GROUND FLOOR

Communal Entrance

Entrance door to front, further door leading to staircase to entrance.

FIRST FLOOR

Split Level Landing

Radiator in decorative cover.

Lounge

16' 1" x 15' 0" (4.90m x 4.57m) Bay window and sash window to front, feature fireplace, radiator.

Bedroom Two

11' 1" x 11' 9" (3.38m x 3.58m) Window to rear, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, partially tiled walls.

Kitchen

7' 9" x 5' 8" (2.36m x 1.73m) Modern fitted kitchen comprising of a range of matching wall and base units with complimentary work surfaces over, stainless steel sink and drainer unit, four gas burner hob, electric oven, space and plumbing for washing machine, integral fridge freezer, double glazed window to rear.

SECOND FLOOR

Bedroom One

15' 3" x 18' 7" (4.65m x 5.66m) Window to front, feature fireplace.

Council Tax Band A

NB

We are advised by the sellers that it is share of freehold at 50% share. The length of lease is 998 years and there is no charge for ground rent or service charge.

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		80
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	