



Kimber Estates



Total Area: 68.0 m² ... 732 ft²

All measurements are approximate and for display purposes only



5 Hertford House, Beacon Hill, Heme Bay, Kent, CT6 6AT

£297,500 Leasehold

Beautifully presented two bedroom second floor apartment located in the sought after Beacon Hill. Directly opposite the beach, Hertford House has long been considered a wonderful place to live and this particular residence enjoys far reaching, elevated coastal views. Having been updated to a high standard throughout, the internal presentation is really impressive with a contemporary kitchen and bathroom, decor has been thoughtfully and tastefully selected. With lots of ample light, there is also the benefit of parking to the rear of the building. Heme Bay centre is just a short stroll away and the town has a wonderful selection of lovely tea rooms independent shops alongside a wonderful promenade with historic bandstand and clocktower.

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Second Floor

Lounge/Diner

18' 11" x 10' 3" (5.77m x 3.12m) Windows to front and side providing sea views, storage heater.

Kitchen

13' 1" x 10' 5" (3.99m x 3.17m) Matching wall and base units with complementary work surfaces over, splash backs, one and a half bowl sink and drainer unit, electric hob and oven, wine fridge, integral fridge freezer, window to rear.

Bathroom

Panelled bath with shower over, low level WC and wash hand basin set in vanity unit, heated towel rail, partially tiled walls, double glazed frosted window to side.

Bedroom One

16' 5" x 10' 3" (5.00m x 3.12m) Window to side, heater.

Bedroom Two

10' 11" x 8' 10" (3.33m x 2.69m) Window to front providing sea views, heater.

Parking

Parking for one vehicle in car park to rear of building.

Council Tax Band C

NB

We are advised by the sellers of the following charges:

Service Charge is £450 paid twice yearly on 1st of March and September includes building insurance, window cleaner, gardener, communal cleaners and ground rent.

Length of Lease - 997 years.

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	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	