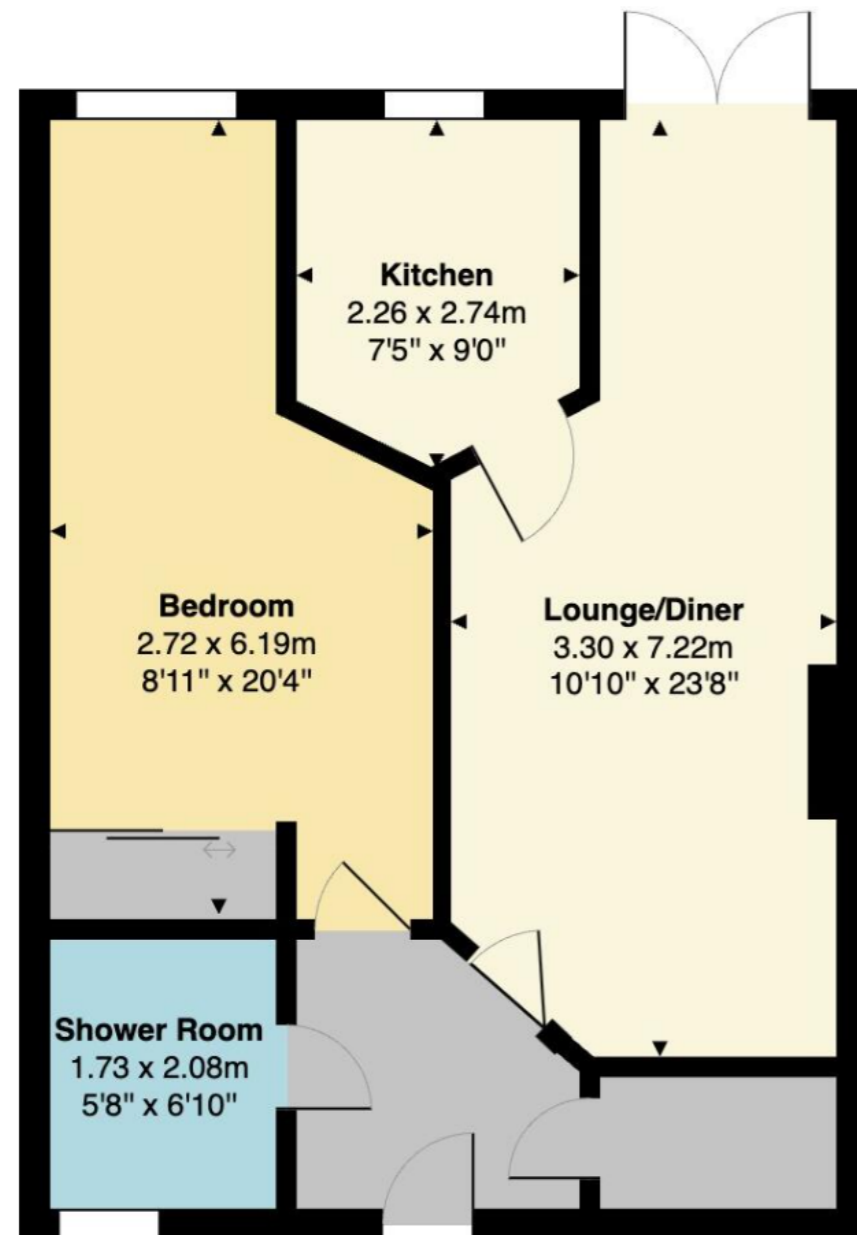




Kimber Estates



6 Thwaytes Court, Minster Drive, Herne Bay, Kent, CT6 8BF

£169,995 Leasehold

Located on the ground floor, this spacious one bedroom flat is an ex show flat so is immaculate condition throughout. When entering the property it offers an inviting entrance hall with large walk in cupboard, fitted kitchen with appliances, a spacious lounge/diner with plenty of natural light with double doors leading to communal front garden, double bedroom and shower room. Thwaytes Court offers security, independence and comfort with an emergency call system linking the apartment to the House Manager and a central switchboard 24 hours a day, 365 days of the year. There is a Resident's lounge, laundry room and a guest suite with en-suite facilities for when friends and family come to stay. The property sits in central Herne Bay with nearby shops, sea front, road and rail links to London and within strolling distance of the bus stop taking you to Whitstable town and The Cathedral City of Canterbury.

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Ground Floor

Communal Entrance

Main entrance doors to front and rear of building, communal lounge, kitchen area. Laundry room, house managers office, guest room.

Inner Entrance Lobby

Large airing cupboard providing storage.

Lounge-Diner

3.3m x 7.22m
Double glazed door leading to garden area, television point, telephone point, feature fireplace.

Kitchen

2.74m x 2.26m
Range of fitted kitchen units with complementary worktops, tiled walls, stainless steel sink and drainer unit with mixer taps, integral 70/30 fridge freezer, plumbing for washing machine or dishwasher, inset electric four burner hob, extractor canopy and electric oven below.

Bedroom

2.72m x 6.19m
Double glazed window to side, built in double wardrobe.

Bathroom

1.73m x 2.08m
Paneled bath with shower over, wash hand basin set in vanity unit, low level WC, fully tiled walls, tiled flooring, extractor fan.

COUNCIL TAX BAND B

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

Lease Information

112 years



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	86
(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	