



Total area: approx. 57.1 sq. metres (614.4 sq. feet)
First Floor Flat, 3 Douglas Road, Herne Bay



FFF 3 Douglas Road, Herne Bay, Kent, CT6 6AE

£195,000 Share of Freehold

A Victorian terrace property that has been converted to create a ground floor apartment and first floor apartment. Both properties are being presented to the market on a chain free basis as they have been let for many years and are now being sold with vacant possession. There will be a share of the freehold with each property with brand new leases being prepared ready for completion. The ground floor flat comes with the benefit of the rear garden whilst the first floor has a lovely balcony leading from the kitchen. Whilst the properties are being marketed as two bedrooms, for the purposes of transparency, the second bedrooms in both flats are small singles and are big enough for singles beds. Herne Bay Town Centre and the lovely sea front is just a short stroll away with a great bus service into neighboring Whitstable town and The Cathedral City of Canterbury.



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GROUND FLOOR

Communal Entrance

Main entrance door with further door leading to staircase to first floor.

FIRST FLOOR

Entrance Hall

Access to rooms, radiator, storage cupboard.

Lounge

Sash windows to front, radiator, television point.

Bedroom Two

Sash window to front, radiator.

Bedroom One

Sash window to rear, radiator.

Shower Room

Corner shower stall, low level WC, wash hand basin, tiled walls, double glazed frosted window to side.

Kitchen-Diner

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled back above, stainless steel sink and drainer unit, integrated oven with four burner gas hob above with extractor fan over, space and plumbing for washing machine and fridge/freezer, radiator, double glazed window door to rear leading to balcony.

NB

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

COUNCIL TAX BAND A



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			
		71	79

England, Scotland & Wales

EU Directive 2002/91/EC