



Kimber Estates



9 Highfield Court, Station Road, Herne Bay, Kent, CT6 5QR

£200,000 Leasehold

This spacious two-bedroom apartment is ideally located in the heart of Herne Bay, just steps from the High Street, train station, seafront and bus stop. Having been modernised by the current owners, this purpose-built apartment is light and airy throughout. Enjoy a wonderful view of the communal garden from your private balcony, accessible from the lounge. The well-designed layout includes a fitted kitchen, bathroom, two bedrooms and a comfortable lounge, providing ample space for the entire family. Additional features include a communal garden and secure, underground allocated parking.

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Second Floor

Entrance Hall

Front entrance door, airing cupboard housing hot water cylinder, storage cupboard.

Lounge

12' 8" x 12' 8" (3.86m x 3.86m) Double glazed window to rear, double glazed door to rear leading to balcony.

Bedroom One

15' 8" x 11' 11" (4.78m x 3.63m) Double glazed window to rear, fitted wardrobes.

Bedroom Two

12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to front.

Bathroom

7' 2" x 7' 0" (2.18m x 2.13m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, double glazed frosted window to front.

Kitchen

9' 3" x 7' 10" (2.82m x 2.39m) Matching wall and base units with tiled splash backs, stainless steel sink and drainer unit, electric hob with extractor canopy over, electric oven, space for washing machine, space for fridge freezer, double glazed window to front.

Council Tax Band B

NB

We are advised by the sellers that the service charge is approximately £181.50 and the length of lease is 999 years from 28 March 1977.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	