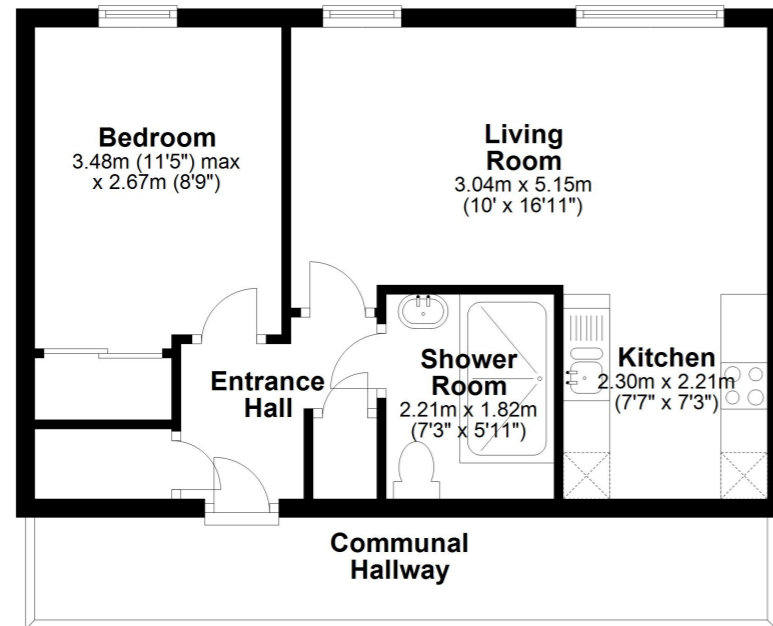




Second Floor



Total area: approx. 40.6 sq. metres (436.8 sq. feet)

Flat 33, Brian Roberts House, Beach Street, Herne Bay



Flat 33 Brian Roberts House, Beach Street, Herne Bay, Kent, CT6 5PW

£100,000 Leasehold

We are pleased to bring to the market this purpose built one bedroom second floor apartment located in the centre of Herne Bay town with all local amenities a stones throw away. The property comprises entrance hallway, lounge, kitchen, shower room, bedroom plus new electric heaters and loft space. The properties at Brian Roberts House benefit from having a house manager, intercom system for security, communal garden/lounge area, laundry room and guest room.



We are pleased to bring to the market this purpose built one bedroom second floor apartment located in the centre of Heme Bay town with all local amenities a stones throw away. The property comprises entrance hallway, lounge, kitchen, shower room, bedroom plus new electric heaters and loft space. The properties at Brian Roberts House benefit from having a house manager, intercom system for security, communal garden/lounge area, laundry room and guest room.

NB

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

Ground Floor

Front door with entry phone system, lift and stairs to first and second floors.

Second Floor

Entrance Hall

Two storage cupboards.

Kitchen

7' 7" x 7' 3" (2.31m x 2.21m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, electric oven, electric hob, space for fridge freezer and washing machine.

Lounge

10' 0" x 16' 11" (3.05m x 5.16m) Two double glazed windows to side, storage heater.

Bedroom One

11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window to side, fitted wardrobe, storage heater.

Shower Room

7' 3" x 5' 11" (2.21m x 1.80m) Double shower, low level WC, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls.

Council Tax Band A

NB

We are advised by the sellers that the service charge is £232.00 per month and we are advised by the sellers that the lease commenced 25/3/88 with duration 99 years.



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			
England, Scotland & Wales		73	80