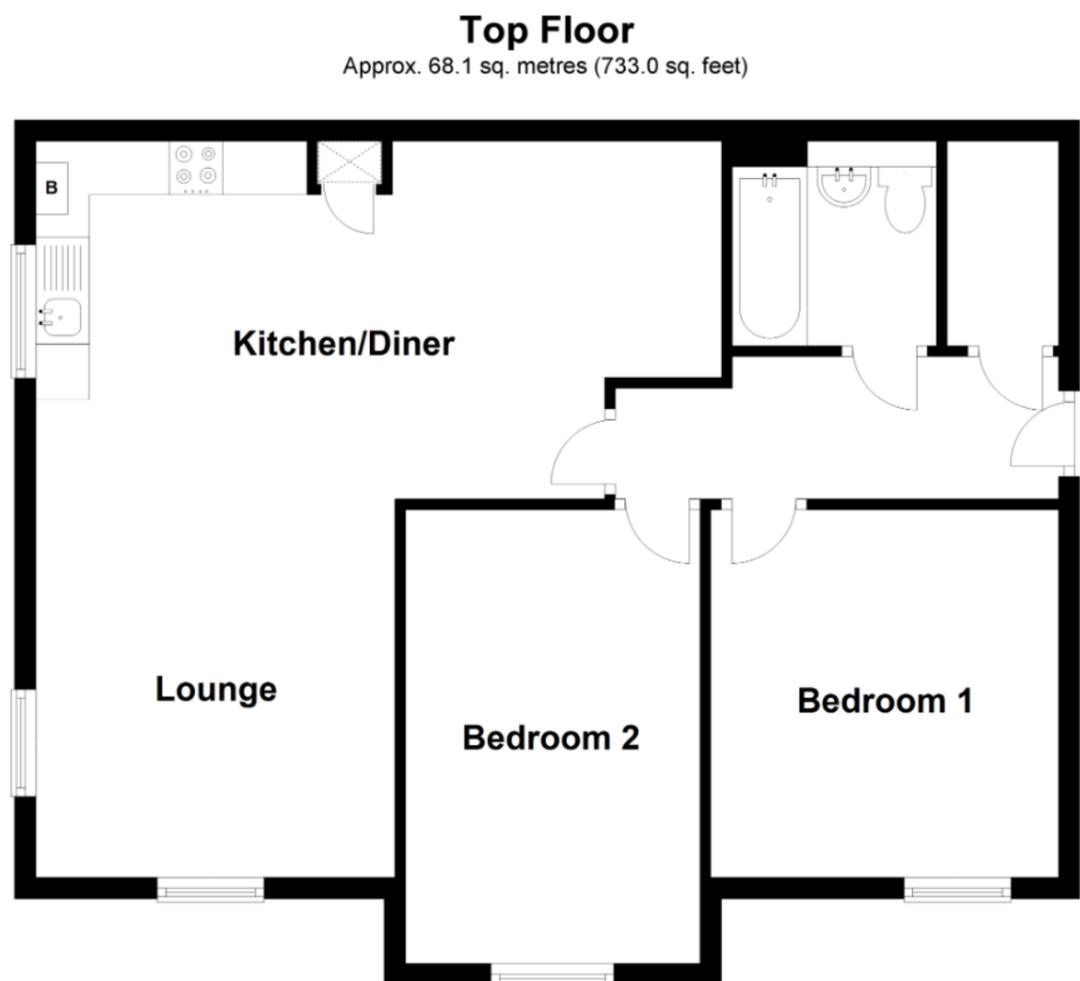




# Kimber Estates



24 Heath Grove, Heme Bay, Kent, CT6 5FA

## £240,000 Leasehold

Kimber Estates are proud to offer this fantastic, modern two bed second floor purpose built apartment ideally situated close to amenities and perfect for anyone wanting that desired coastal living. Presented to a high standard the property has light and airy accommodation comprising open plan lounge-diner with modern kitchen complete with built-in appliances, two bedrooms and a modern bathroom. The apartment comes with allocated parking and visitors parking. This apartment would be ideal for the first time buyer, an investor or someone looking to retire.



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## GROUND FLOOR

### Communal Hall Gives Access to Internal Entrance Hall

Front entrance door, radiator, storage cupboard entry-phone system

## SECOND FLOOR

### Entrance Hall with door entry system.

Entrance Hall with storage cupboard, loft hatch, radiator.

### Kitchen/Diner/Lounge

22' 8" x 21' 2" (6.91m x 6.45m) narrowing to 11'2" Open plan living kitchen and dining area.

Stainless steel sink and draw, space for dishwasher and washing machine, gas hob, electric oven, integral fridge/freezer. Double glazed window to front and side, radiator, boiler.

### Bedroom One

10' 7" x 11' 0" (3.23m x 3.35m). Double glazed window to front, radiator.

### Bedroom Two

14' 2" x 9' 1" (4.32m x 2.77m). Double glazed window to front, radiator.

### Bathroom

Panelled bath, shower over, pedestal with basin, low flush WC, radiator, part tiled walls and floor.

## OUTSIDE

### PARKING

One allocated parking space. Communal bike store. Communal gardens.

### LEASEHOLD

NB

We are advised by the sellers that the lease is 125 years from 1 April 2018.

Share price from £180,000 - 75% share

Full market value from £240,000 - 100% share

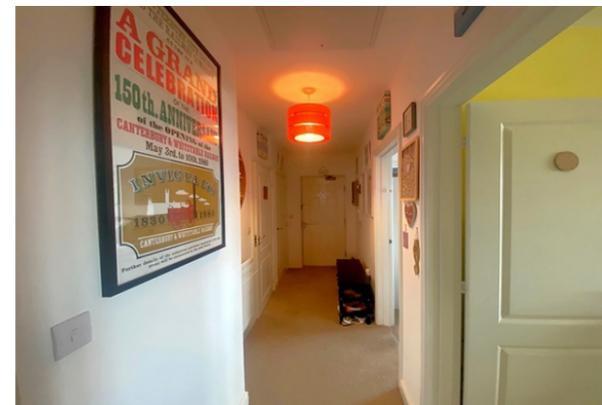
Rent £168.67 pcm

Service charge £149.75 pcm

Remainder of 10 year NHBC warranty.

### COUNCIL TAX BAND B

**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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		83
	83	

EU Directive 2002/91/EC