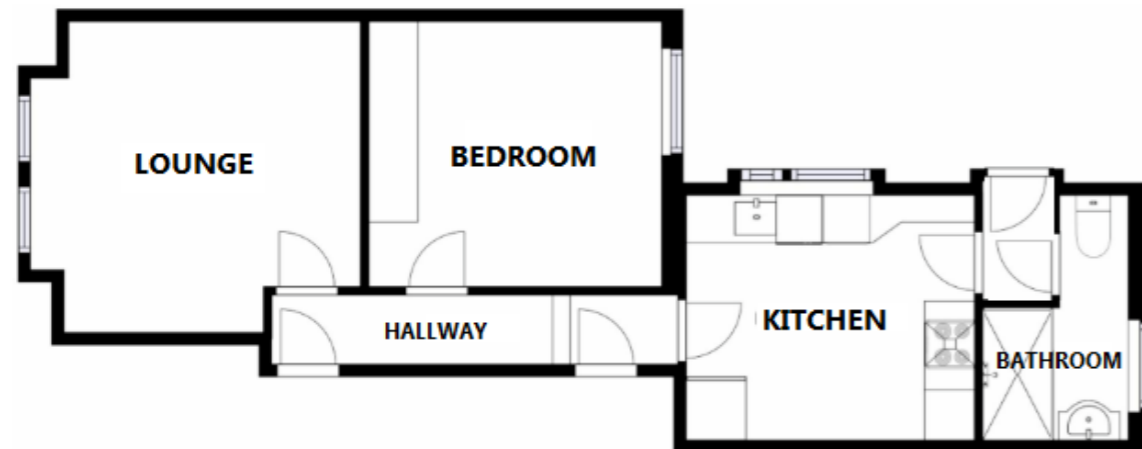




## Kimber Estates



GROSS INTERNAL AREA  
FLOOR 1: 557 sq ft  
TOTAL: 557 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



7a Douglas Road, Herne Bay, Kent, CT6 6AE

£200,000 Share of Freehold

A Victorian terrace property that has been converted to create two spacious apartments. The ground floor flat is presented to the market with a share of the freehold and a long lease. This lovely apartment comes with its own private garden accessed from the kitchen-diner. There is a light and airy lounge, family shower room and double bedroom. Positioned just a short stroll away from Herne Bay Town Centre and the lovely sea front plus great bus services into neighboring Whitstable town and The Cathedral City of Canterbury are just round the corner. This is great first time buyer property or someone looking for no stairs. A viewing comes highly recommended.





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## GROUND FLOOR

### Communal Entrance

Entrance door to front, main entrance door to apartment.

### Entrance Hallway

Radiator, cupboard with utilities.

### Lounge

13' 8" x 12' 9" (4.17m x 3.89m)

Two double glazed sash window to front, radiator, television point.

### Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

Double glazed window to rear, radiator, fitted wardrobes.

### Kitchen

10' 1" x 12' 0" (3.07m x 3.66m)

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, stainless steel sink and drainer unit, double oven with electric hob extractor fan over, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed window to side.

### Inner Lobby

Double glazed door leading to rear garden.

### Shower Room

Shower stall, wash hand basins, low level WC, double glazed window to rear.

## OUTSIDE

### Rear Garden

Mainly laid to lawn with flowering borders and mature shrubs, garden shed.

### Driveway

With space for one vehicle.

### COUNCIL TAX BAND A

We are advised by the sellers that the lease has 962 years remaining.

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	60	
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	