



Total area: approx. 40.6 sq. metres (437.4 sq. feet)
26 Rye Walk, Herne Bay



26 Rye Walk, Herne Bay, Kent, CT6 7XD

£150,000 Leasehold

Located in the ever popular area of Broomfield, within reach of the village Post Office, duck pond as well as the Thanet Way, we are delighted to offer this one bedroom ground floor apartment in quiet cul-de-sac position. With entrance hall, kitchen, lounge, bedroom and bathroom. Outside the property has a low maintenance rear garden and allocated parking space. Ideal for a first time purchase or a investor, arrange to view today.

Located in the ever popular area of Broomfield, within reach of the village Post Office, duck pond as well as the Thanet Way, we are delighted to offer this one bedroom ground floor apartment in quiet cul-de-sac position. With entrance hall, kitchen, lounge, bedroom and bathroom. Outside the property has a low maintenance rear garden and allocated parking space. Ideal for a first time purchase or a investor, arrange to view today.

Ground Floor

Entrance Porch

Double glazed front entrance door and window to front, door to:

Lounge/Dining Room

12' 6" x 12' 6" (3.81m x 3.81m) Double glazed window to front.

Inner Hallway

Storage cupboard.

Bedroom One

10' 4" x 8' 6" (3.15m x 2.59m) Double glazed window to rear, built in wardrobes.

Bathroom

5' 0" x 7' 1" (1.52m x 2.16m) Panelled bath, pedestal wash hand basin, low level WC, partially tiled walls.

Kitchen

Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, space for washing machine, space for fridge freezer, electric oven and hob, double glazed door to rear leading to the garden.

Outside

Rear Garden

Mainly laid to lawn, mature trees and shrubs, patio area.

Front Garden

Open plan frontage, mainly laid to lawn.

Council Tax Band A

NB

We are advised by the sellers that the lease is a period of 999 years running from 1st January 1980, there are approximately 955 years remaining.

NB

We are advised by our sellers that 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			
		61	81
England, Scotland & Wales		EU Directive 2002/91/EC	