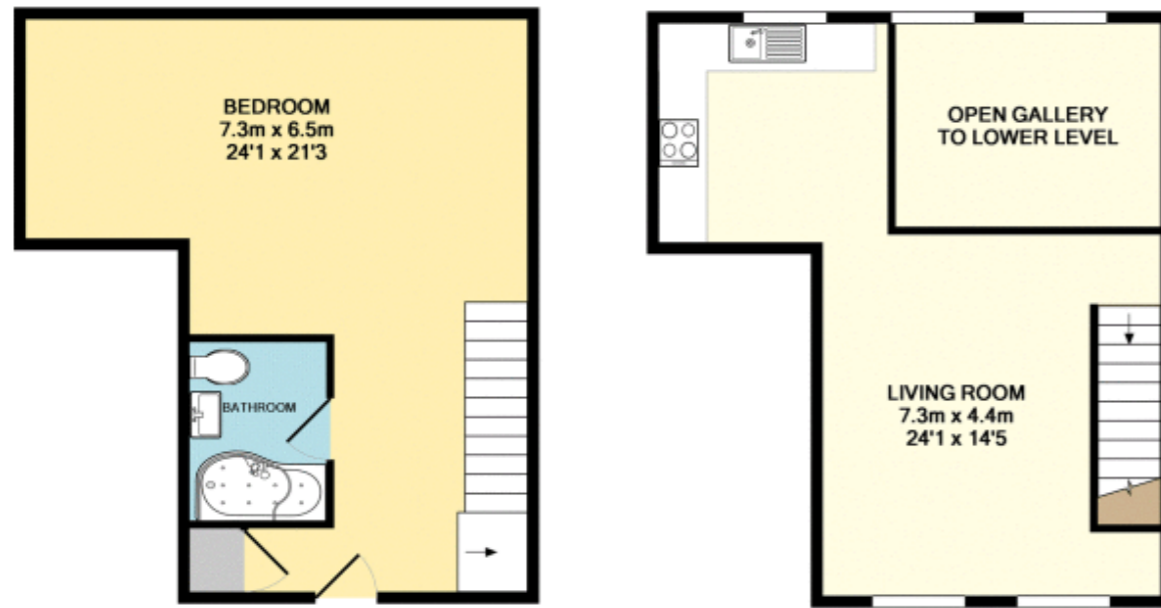




# Kimber Estates



GROUND FLOOR  
APPROX. FLOOR  
AREA 38.2 SQ.M.  
(411 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 38.2 SQ.M.  
(411 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.4 SQ.M. (822 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Flat 18, 117 Frances Court, High Street, Herne Bay, Kent, CT6 5LA

£165,000 Leasehold

**LARGE ONE BEDROOM SPLIT LEVEL APARTMENT WITH SEA VIEWS.** This amazingly quiet and peaceful apartment is like nothing else in Herne Bay. Set over two floors with a mezzanine style upper level and a gallery overlooking the lower level, creating two open plan living spaces, currently the lower level is set up as the sleeping area with the bathroom and the upper area as living room and modern kitchen. The high ceilings, vast wall space and open balconied gallery give an art gallery feel to the lower level. From the upper level we have roof top sea views across to the north and across the town to the south. This unique apartment would be ideal for those that love to retreat to their own quiet space for thought and relaxation, far away from the noise below.



## Ground Floor

### Communal Entrance

Entry phone system, stairs to top floor.

## Second Floor

### Bedroom One

Entrance door to front, utility cupboard, two radiators, stair case to first floor, door to:

### Bathroom

White suite comprising of P shaped bath unit with electric shower over, pedestal wash hand basin, low level WC, tiled flooring.

## Top Floor

### Lounge/Kitchen

Open plan with two double glazed windows to front, television point.

Kitchen Area: Modern fitted comprising range of matching wall and base units with complementary work surfaces over and tiled splash backs above, sink unit, four burner induction hob with oven below and extractor fan over, space for fridge freezer, three Velux windows to rear with sea views.

### 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	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	