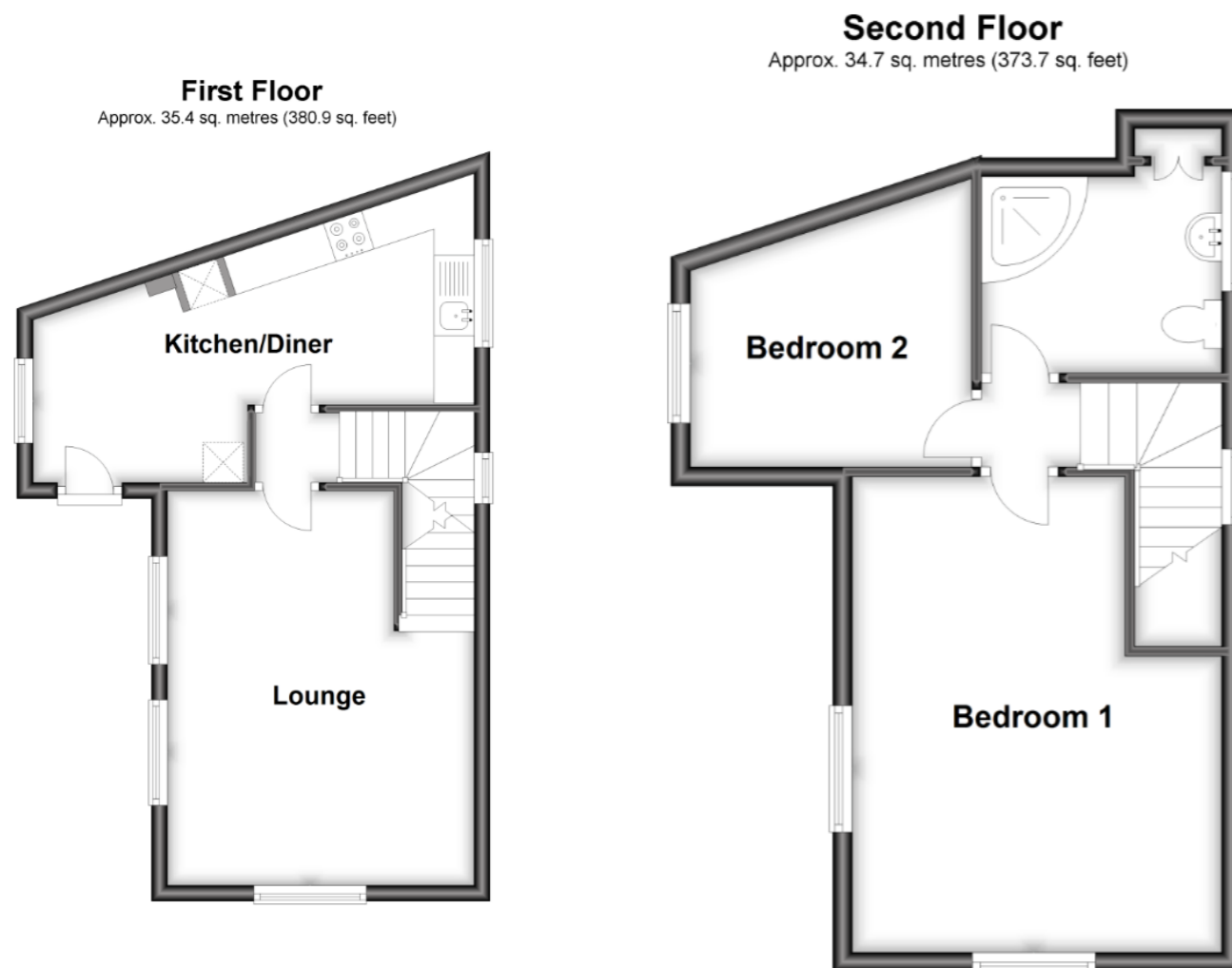




Kimber Estates



43 High Street, Herne Bay, Kent, CT6 5LN

£180,000 Leasehold

If you want to be situated in the heart of Herne Bay within a short walk of the Train Station, shops and seafront then this is the ideal flat for you. Located on the first floor with its own entrance this two bed roomed maisonette is spacious throughout. You will certainly not be disappointed with all the room sizes of this maisonette and it has a light and airy feel throughout. The property comprises of kitchen/diner, lounge with stairs to second floor offering two bedrooms and shower room. This flat will make a great first home or investment buy to let property so an internal viewing comes highly recommended.



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Council Tax Band A

Lease Information

1st September 2004 = 99 year lease
 Services Charges = £127.00 for ten months (includes water, ground rent, building insurance and maintenance charges)

NB

The services charges differ every year - these apply to 2024.

Ground Floor

Entrance Hallway

Lounge

16' 5" x 12' 7" (5.00m x 3.84m) Windows to front and side, radiator.

Kitchen/Diner

16' 2" x 8' 2" (4.93m x 2.49m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, space for tumble dryer, space for washing machine, space for standing fridge/freezer, window to side.

First Floor

Landing

Bedroom One

16' 1" x 13' 7" (4.90m x 4.14m) Windows to front and side, radiator.

Bedroom Two

9' 7" x 8' 8" (2.92m x 2.64m) Window to side, radiator.

Bathroom

8' 2" x 7' 0" (2.49m x 2.13m) Corner bath with shower over, pedestal wash hand basin, tiled walls, tiled floor, low level WC, window to side.



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			
		58	74

England, Scotland & Wales EU Directive 2002/91/EC