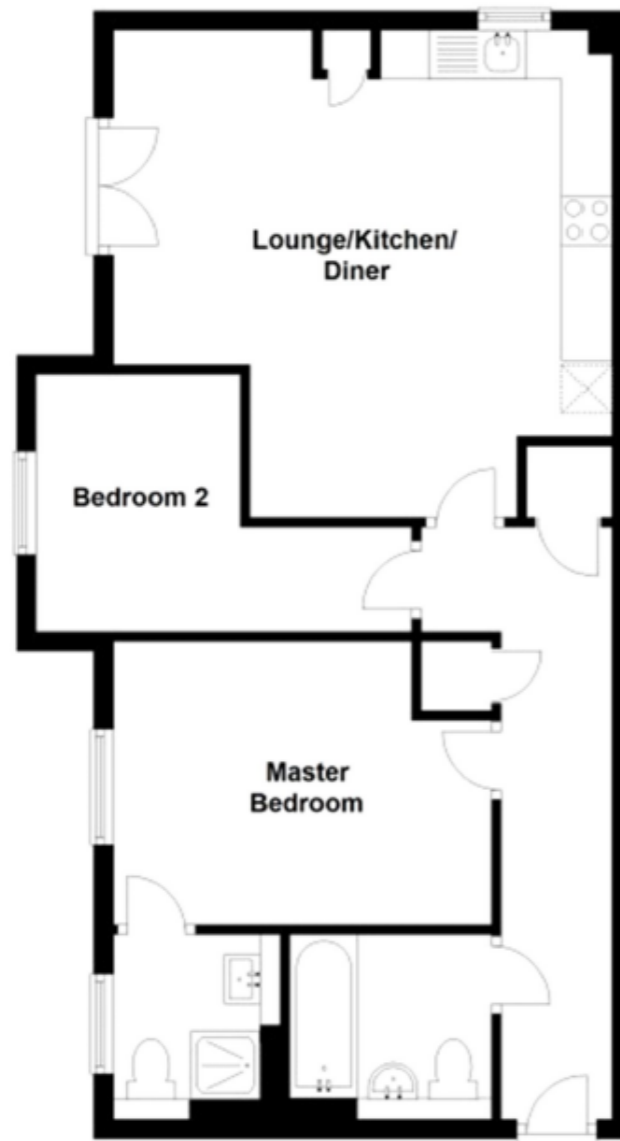




Kimber Estates



18 Ryder Court The Links, Kent, HERNE BAY, CT6 7GP

£185,000 Leasehold

CHAIN FREE SALE! Ryder Court is a development of modern apartments built by Abbey homes on the outskirts of coastal Herne Bay and within around 7 miles of the City of Canterbury. This modern apartment offers spacious living accommodation comprising inner entrance hall, open plan lounge-diner and a modern kitchen with fitted appliances, two bedrooms with the master enjoying an en-suite plus family bathroom. Outside there are communal garden areas and an allocated parking space plus visitors bays. In our opinion this property would suit a first time buyer, investment buyers looking for a buy-to-let opportunity, commuters and for those simply downsizing.

CHAIN FREE SALE! Ryder Court is a development of modern apartments built by Abbey homes on the outskirts of coastal Herne Bay and within around 7 miles of the City of Canterbury. This modern apartment offers spacious living accommodation comprising inner entrance hall, open plan lounge-diner and a modern kitchen with fitted appliances, two bedrooms with the master enjoying an en-suite plus family bathroom. Outside there are communal garden areas and an allocated parking space plus visitors bays. In our opinion this property would suit a first time buyer, investment buyers looking for a buy-to-let opportunity, commuters and for those simply downsizing.

GROUND FLOOR

Communal Areas

Doors to communal entrance hall with entry phone system, staircase to first and second floors.

FIRST FLOOR

Inner Hallway

Built in airing cupboard, built in cupboard with space and plumbing for washing machine.

Lounge/Kitchen-Diner

Open plan arrangement.

Lounge: Double glazed doors to Juliette balcony, television point, two radiators.

Kitchen: Modern fitted kitchen units with inset sink unit, integrated dishwasher. Inset four burner gas hob with extractor hood over with fitted electric oven below, concealed wall mounted gas boiler, space for fridge/freezer, double glazed window to side.

Bedroom One

Double glazed window to side, radiator, door to:

En Suite Shower Room

Fitted suite with pedestal wash hand basin, shower stall with mains fed shower, low level WC, double glazed frosted window to side, radiator, extractor fan.

Bedroom Two

Double glazed window to side, radiator.

Bathroom

BATHROOM

Suite comprising with panelled bath with shower attachment over, low level WC, wash hand basin, radiator, vinyl flooring, partially tiled walls.

OUTSIDE

ONE ALLOCATED PARKING SPACE

COUNCIL TAX BAND B

NB At the time of advertising these are draft particulars awaiting approval of our sellers.

LEASE INFORMATION

Service Charge: £1350 approx.. per annum

Ground Rent: £275 per annum

Lease is 83 years



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

England, Scotland & Wales