



Central Parade, Herne Bay

Apartment 2  
46 Central Parade  
Herne Bay  
Kent  
CT6 5HZ



Description

Ground Floor

- Entrance To All Apartments

First Floor

- Hallway
- Kitchen/Lounge/  
Dining  
17'11 x 13'7  
(5.46m x 4.14m)  
Door To Balcony
- Bedroom One  
14'2 x 13'7  
(4.32m x 4.14m)
- En-suite Shower  
Room
- Bedroom Two  
10'3 x 8'8  
(3.12m x 2.64m)
- Bathroom

External

- Allocated Parking
- External Balcony
- Communal Garden  
Area To The Front For  
All Apartments



A superb new development of 14 two and three bedroom luxury apartments found in popular and sought after seafront location in Herne Bay. The development will be built to a high specification with a contemporary feel. 13 apartments have balconies and all apartments have secure parking and entry phone system. Apartment 1 will have a private garden area to the front and there will be a communal garden area to the front for all other apartments.

Herne Bay is a popular seaside town approximately 6 miles down the coast from Whitstable. The town offers a variety of shops, bars, cafes and restaurants, as well as a numerous leisure and recreational facilities. There are good transport links by road and rail to London and other parts of the South East. The Cathedral city of Canterbury is approximately 8.5 miles away providing a wider variety of shopping, dining, cultural and leisure facilities.

This prestigious development would suit a variety of buyers; from those looking to downsize or to those just looking for a weekend or holiday retreat.



#### Specification

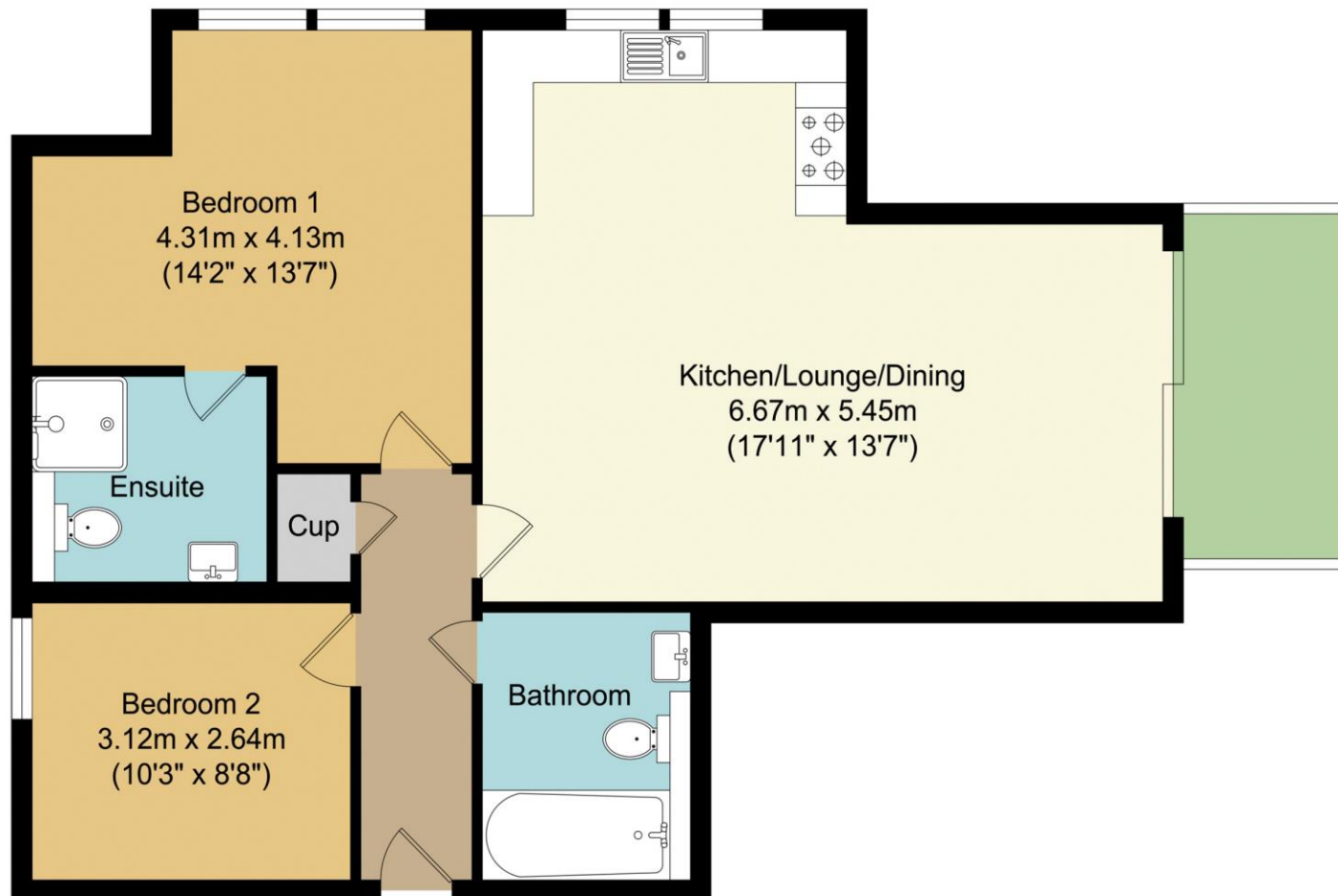
- Prime Seafront Location
- Two Bedroom Apartment
- Lift To All Three Floors
- Video Entry System
- Secure Allocated Parking
- Convenient To Local Amenities
- Contemporary High Gloss Kitchens With Integrated Zanussi Fridge Freezer, Dishwasher, Microwave, Gas Range Cooker and Extractor and Corian Work Surfaces
- Bathrooms With Roca Sanitary Ware, Porcelonosa Tiled Walls and Floor
- Bedrooms Carpeted, Bathrooms Porcelonosa Tiled Floors and All Other Floors Engineered Oak Flooring With Underfloor Heating

#### Lease Note

Leases To Be 150 Years To Include Nominal Ground Rent of Approximately £125 Per Year and Service Charge for Each Apartment Should Range From £70-95 Per Month

**\*Reserve Your Home Now – 1% Non-Returnable Deposit Required\***





Please Note

- These Details Are Subject To Change
- Photographs Used Are From The Show Home But Will Reflect A Similar Finish

Approximate Floor Area  
754.44 sq. ft.  
(70.09 sq. m)

TOTAL APPROX FLOOR AREA 754.44 SQ. FT. (AREA 70.09 SQ. M)  
Measurements are approximate. Not to scale. Illustrative purposes only.



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Important Notice:

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.