



FFF, 32 Alma Road, Herne Bay, CT6 6JJ
Offers in excess of £219,000



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Welcome to Alma Road, Herne Bay - Call Zest Homes today!

An attractive first-floor flat nestled on the outskirts of one of Herne Bay's most sought-after locations. Boasting a prime spot within walking distance of the beach, shops, and local amenities, this property promises a lifestyle of convenience and tranquility.

As you enter the communal entrance, you'll be greeted by a warm and inviting atmosphere. Ascend to the first floor and prepare yourself for the sense of space and light that fills every corner of this delightful home.

The generously proportioned lounge/dining room is a true highlight, featuring expansive windows that bathe the room in natural light and offer enchanting sea glimpses on clear days. With ample space for both lounging and dining, it's the perfect setting for entertaining guests or simply unwinding after a long day.

You'll find the compact yet functional kitchen with an attractive window that floods the space with light.

Retreat to the tranquil main bedroom, where a large window overlooking the rear garden invites in the gentle morning sunlight, ensuring you wake up to a refreshing start every day. With its high ceilings and spacious layout, this bedroom offers a serene sanctuary for relaxation and rejuvenation.

The second bedroom is equally inviting, offering comfortable accommodation for guests or family members, with enough space to accommodate a double bed.

Complete with a well-appointed bathroom featuring a convenient bath with shower over, this flat has everything you need for modern living. Plus, with the added bonus of a share of freehold and a 150-year lease, you can enjoy peace of mind knowing that your investment is secure for years to come.

EPC Rating C

Don't miss your chance to make this exquisite flat your own and experience the ultimate in coastal living. Contact us today to arrange a viewing and start your journey towards owning your dream home in Alma Road, Herne Bay.

Description

Lease Term

Absolute Leasehold

Tenure: Leasehold

Lease remaining:

150 years

Full lease term:

189 years from 23 January 1987

Tenure: Leasehold With Share of Freehold

EPC Rating C

Council Tax Band A

Entrance

Entrance Porch

Entrance Hall

Lounge

13'6 x 11'10

Kitchen

8'11 x 5'2 (into recess 7'05

Bedroom One

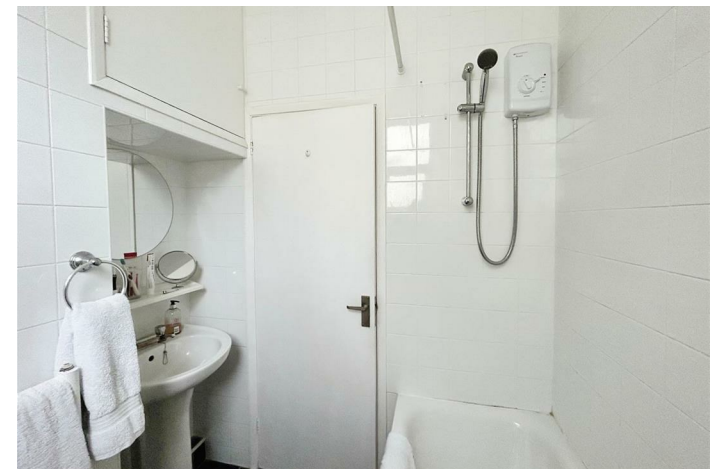
12'13 x 11'11

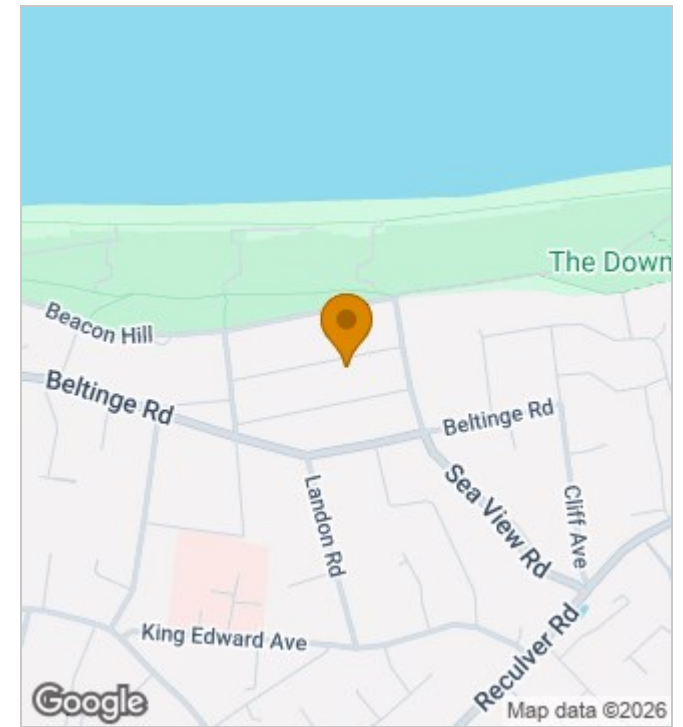
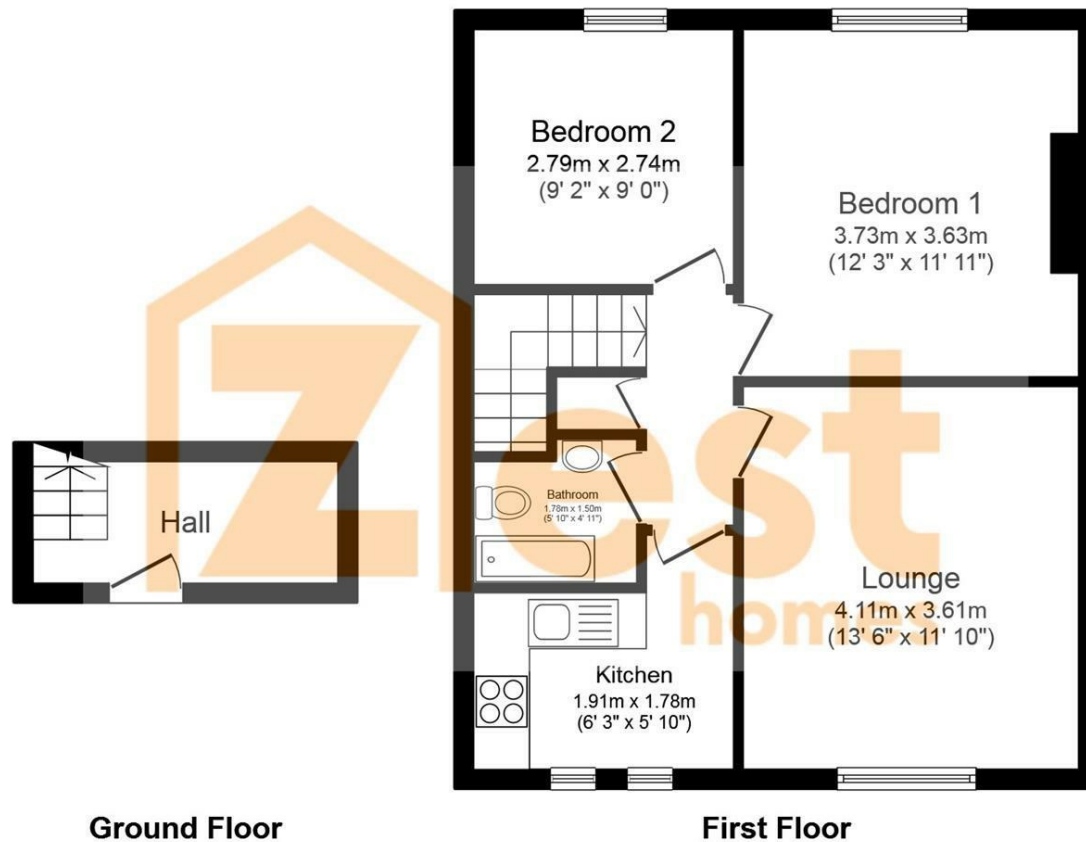
Bedroom Two

9'2 x 9'0

Bathroom

6'3 x 5'10





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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