



133 Station Road, Herne Bay, CT6 5QA
£135,000



133 Station Road, Herne Bay, CT6 5QA £135,000

Modern One-Bedroom Top Floor Flat – Station Road, Herne Bay

Located in the heart of Herne Bay, this stylish one-bedroom top floor flat offers a fantastic opportunity for first-time buyers or investors. The property features a well-proportioned layout with a separate kitchen and living room, providing a comfortable and practical living space.

Finished to a modern standard throughout, the flat benefits from a bright and airy feel, enhanced by its elevated position. Situated on Station Road, it is ideally placed within walking distance to local shops, cafés, the seafront, and Herne Bay Station, offering direct rail links to London.

Whether you're looking to take your first step onto the property ladder or seeking a smart addition to a rental portfolio, this well-presented flat offers both convenience and value in a popular coastal location.

Description

EPC Rating C

Council Tax Band A

Living Room
14'09 x 10'05

Kitchen
5'08 x 10'4

Bedroom
11'10 x 5'06

Shower Room
7'01 x 4'02

Tenure Leasehold 152 Years Remaining
Term : 189 years from and including 1 January 1988

Service Charge 2024/2025 £789.00 Per Annum

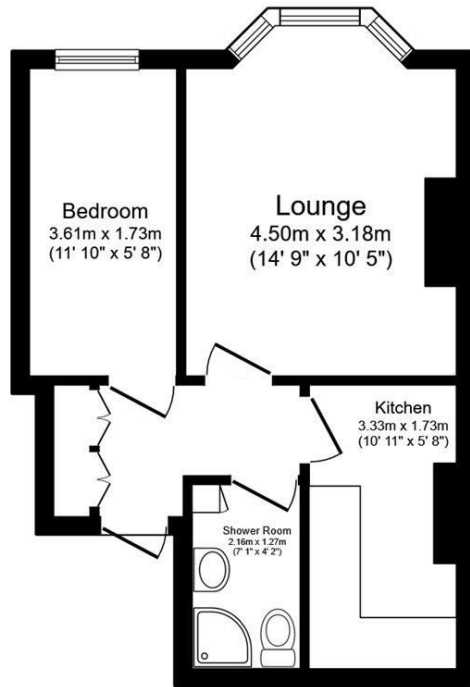
Ground Rent £25 Per Annum

Agents Notes

Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.



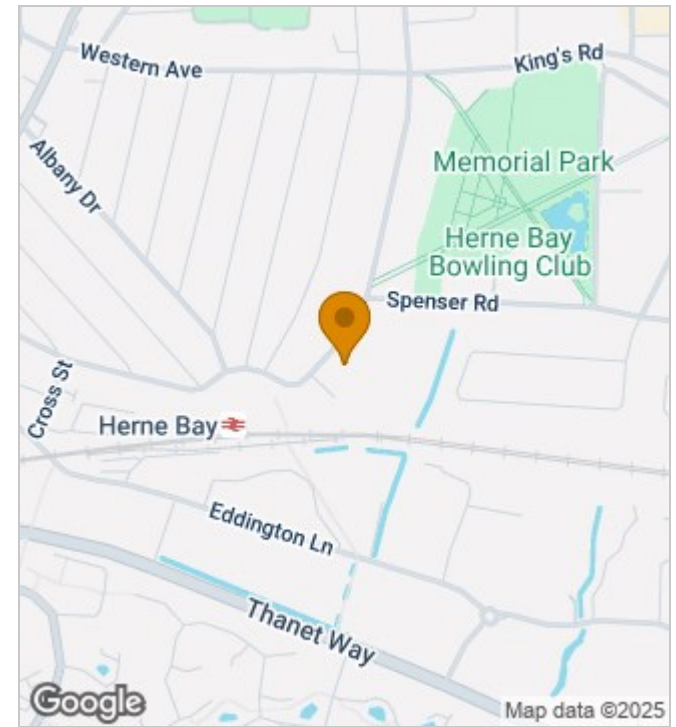


Floor Plan

Floor area 32.1 sq.m. (346 sq.ft.)

Total floor area: 32.1 sq.m. (346 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(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	

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: sales@zesthomes.uk
 www.zesthomes.uk

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations and lease details.
5. Zest Homes hold the copyright to all advertising material used to market this property.