



**43 Chislet Court Pier Avenue, Herne Bay, CT6 8PD**  
**£130,000**





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Retirement Flat for Sale – Chislet Court, Pier Avenue, Herne Bay (For Over 60s Only)

Located in the sought-after Chislet Court development, this well-presented one-bedroom flat offers comfortable and independent retirement living in the heart of Herne Bay. Designed for residents aged 60 and over, this bright and inviting home provides a perfect balance of privacy and community living.

The spacious living room is flooded with natural light, creating a warm and welcoming atmosphere, while the property benefits from a well-equipped kitchen, a good-sized bedroom, and a modern bathroom. The communal areas include a residents' lounge, guest suite, conservatory, and well-maintained gardens, fostering a friendly and social environment.

Situated just a short stroll from local amenities, the seafront, and the town centre, this property offers both convenience and tranquility. With 64 years remaining on the lease, a service charge and ground rent apply.

Don't miss this opportunity to join a vibrant and supportive retirement community in one of Kent's most charming coastal towns. Contact us today for more details or to arrange a viewing!



## Description

Lease Details 64 Years Remaining

Title number:

K691039

Title type:

Absolute Leasehold

Tenure: Leasehold

Lease remaining: 64 years

Full lease term: 99 years from 1 July 1989

Council Tax Band B

EPC Rating C

Ground Rent Applicable

Service Charge Applicable

Annual Service Charge in advance

For period Payment due Amount 1 Jan 25 to 31 D??

25 1 Jan 25 £3.508.88

Lounge

15'8" x 10'2"

Bedroom

14'5" x 8'10"

Bathroom

7'1" x 7'1"

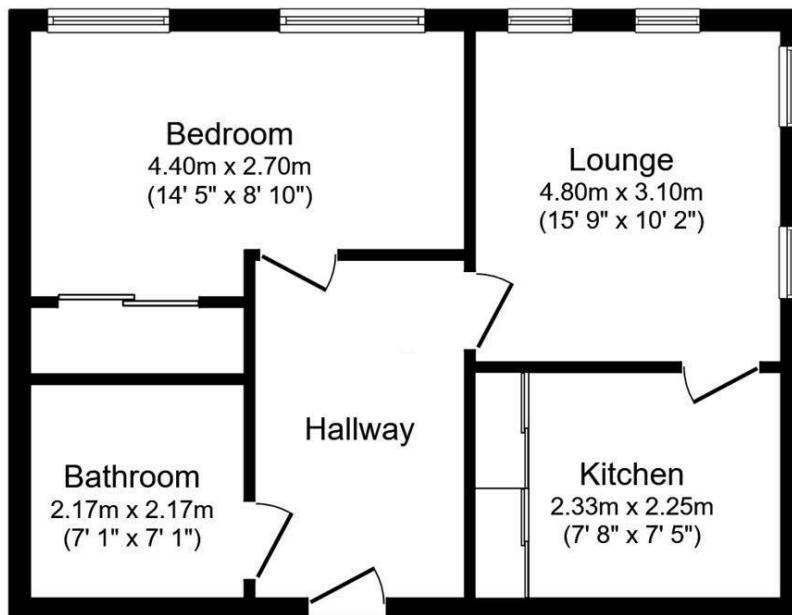
Kitchen

7'7" x 7'4"

Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

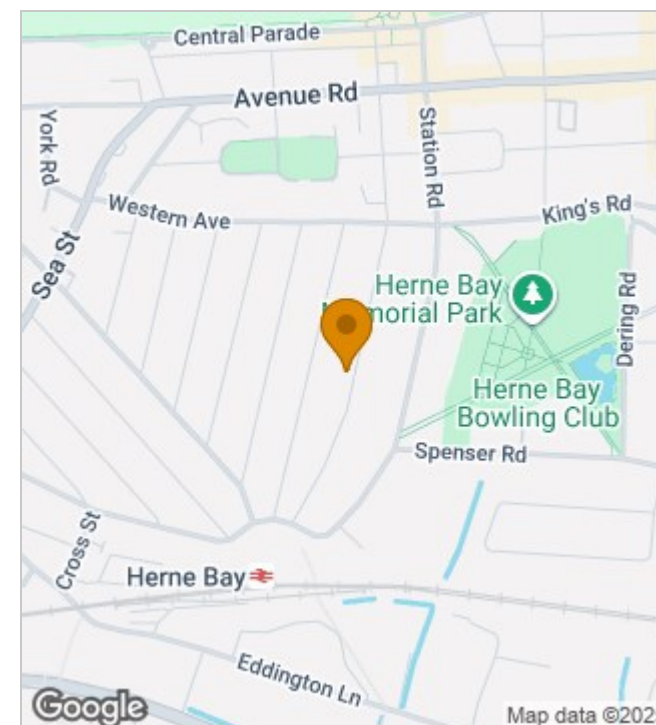




**Floor Plan**  
Floor area 43.7 m<sup>2</sup> (470 sq.ft.)

TOTAL: 43.7 m<sup>2</sup> (470 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](http://www.Propertybox.io)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.