



19 Weyman Terrace, Herne Bay, CT6 6DY



Modern purpose built top floor 2 bedroom flat located on the south side of town on a popular residential estate. The flat has a balcony overlooking a large communal grass area and does boast some distant sea glimpses, within easy driving distance of the local restaurants and Sainsbury's supermarket. The bus route is also nearby. Gas central heating. Double glazing. Allocated parking space. 125 years lease from 2013. Service charge including buildings insurance £1,300 per annum. Ground rent £250,00 per annum.



£205,000 Leasehold



Top Floor Flat

Entrance Hall

Door entry system. Access to roof void. Radiator. telephone point. Power points. Storage cupboard with consumer unit. Power point.

Bedroom

12'5 x 8'2 (3.78m x 2.49m)

Overlooking green. Radiator. Power points. Television point.

En-suite Shower/WC

Pedestal wash hand basin. Low level WC Suite. Large shower cubicle. Radiator. Electric shaver point. Medicine cabinet.

Bedroom

8'6 x 7'4 (2.59m x 2.24m)

Window overlooking green. Radiator. power points.

Bath/WC

9'9 x 5'2 (2.97m x 1.57m)

Panelled bath. Pedestal wash hand basin. Low level WC suite. Radiator. Extractor unit.

Lounge

14'7 x 14'2 (4.45m x 4.32m)

Pair of double glazed doors to balcony. Radiator. Power points. Television point. Additional side window. Opening to

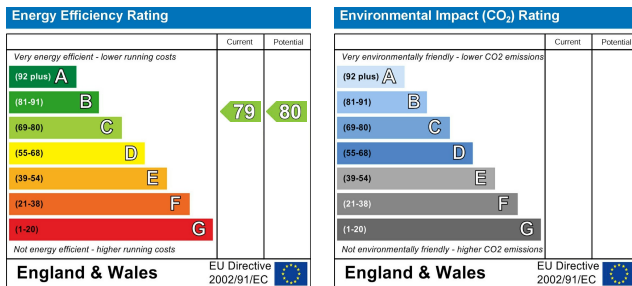
Kitchen

8'9 x 8'3 (2.67m x 2.51m)

Cupboard housing gas boiler for central heating and hot water (service contract). Wall and base units with matching work surfaces. Stainless steel sink unit. Gas hob and electric oven. Extractor unit. Recess for fridge. Plumbed for washing machine. Recess for tumble dryer or dish washer. Distance sea views.

NOTES

Service charge including buildings insurance £1,300 per annum. Ground rent £250.00 per annum.



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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