



167a High Street, Herne Bay, Kent, CT6 5AQ



NICELY APPOINTED 3 BEDROOM SPLIT LEVEL MAISONETTE CONVENIENTLY LOCATED IN THE HIGH STREET
.....CLOSE TO THE SEA FRONTGAS C/H..DOUBLE GLAZING... IDEAL FOR FIRST TIME BUYERS OR MAYBE A
SECOND HOME ..SOUTH FACING LOUNGE ...REAR BALCONY WITH DECKING OFF THE KITCHEN/BREAKFAST
ROOM ...MUST BE VIEWED TO BE FULLY APPRECIATEDLEASEHOLD £230,000 ..NO FORWARD CHAIN.....



£230,000 Leasehold



Entrance Hall & Stairs to Flat

Landing

Radiator. Power points.

Bathroom/WC

Low level WC suite. Panelled bath with mixer taps and shower head over. Tiling. Double glazed window. Heated towel rail. Wash basin with mixer taps.

Breakfast Room

11'4 x 9'3 (3.45m x 2.82m)

Radiator. Power points. Worktop with shelving (hand built new). Dual fuel gas and electric double oven (2 years old). Black fridge/freezer. Washing machine (2 years old). Built-in storage cupboard. Polished floor. Pair of double glazed doors to balcony and decking. Opening to

Kitchen

10' deep x 4'7 (3.05m deep x 1.40m)

2 Double glazed windows. Polished floor. Hand built worktop. Power points. Ceramic 1 1/2 bowl sink unit and mixer tap. Fireplace (boxed in).

Lounge/Diner

15'4 x 13' (into bay) (4.67m x 3.96m (into bay))

South facing. Window seat. Power points. Television point. Power points. Polished floor boards. Radiator. Stairs to half landing. Double glazed fire escape window. Gas boiler in wall cupboard. Built-in storage cupboard. Access to roof space.

Bedroom (Back)

11'5 max x 9'2 (3.48m max x 2.79m)

Radiator. Double glazed window. Power points.

Bedroom (Front)

10'7 x 8'5 (3.23m x 2.57m)

Double glazed window. Radiator. Power points.

Bedroom (Front)

8' x 6'6 (2.44m x 1.98m)

Radiator. Power points.

OUTSIDE

Decking

Newly laid anti-slip treated decking. External light.

NOTES

New carpets. 91 years lease. Ground rent and insurance £420 PA.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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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