



13 Maxted Court Highfields View, Herne Bay, Kent, CT6 6UB



A Sanctuary Housing Association self-contained Ground Floor Flat forming part of a modern complex located in a popular residential area just on the border of Beltinge Village. Overlooking natural pond and gardens from Bedroom & Lounge windows. Features electric heating. No forward chain (vacant property). This property is designed for the over 60s and purchased on a 70%/30% shared ownership scheme. Service charge approx £200 per month. Off road parking, electric heating, double glazing. All prospective purchasers will be interviewed by the site manager before any purchase can be agreed. Please also check with the House Manager for information on the site rules, regulations and current site charges etc

£95,000 Leasehold



Entrance Hall

Electric convector heater , power points, airing cupboard housing a recently fitted Ariston water heater .

Modern Shower /wc

Large shower cubicle with electric shower unit , wall cupboard, mirror , vanity washbasin, low level wc suite, heated towel rail ,tiled walls .

Kitchen (front)

9'9" max x 6'2" max (2.98m max x 1.88m max)

Ceramic hob, electric oven ,stainless steel one and a half bowl sink unit , wall cupboards , base units, storage cupboard ,extractor unit , washing machine , power points .

Lounge

14'7" x 9'5" (4.46m x 2.89m)

Electric convector heater ,power points ,tv point , additional wall heater , Pair of sliding doors (room divider) from lounge to bedroom for wheelchair / mobility access etc

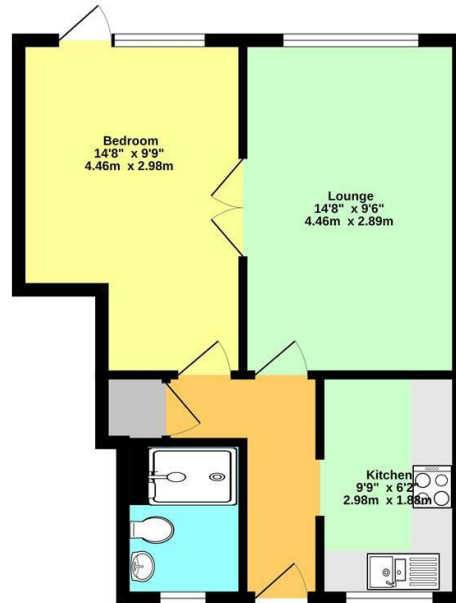
Bedroom

14'7" max x 9'9" max (4.46m max x 2.98m max)

Free standing wardrobes with mirrored doors , power points , electric panel heater , Emergency call point . Door to communal rear garden

Outside

Residents parking in main car park , communal sunny garden to the rear, large natural pond (fenced for safety reasons) Communal drying area ...



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, counts and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	76
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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