



### Flat 8 69 Mortimer Street, Herne Bay, CT6 5PR



NO ONWARD CHAIN , COMPACT GROUND FLOOR ONE BEDROOM S/C SPLIT LEVEL LEASEHOLD FLAT ...CONVENIENT CENTRAL LOCATION JUST OFF THE HIGH STREET,PRECINCT AND SEA FRONT ..ELECTRIC HEATING ,DOUBLE GLAZING , COURTYARD TO REAR . LEASE APPROX 90 YEARS TO RUN .. ....SERVICE CHARGE £500 P.A PAID INTO COMMUNAL FUND . LEASE TITLE NUMBER K530169 AND K706147

**£154,995 Leasehold**



### Communal Entrance Hall

### Flat Hallway

### Front Bedroom

11'6" max depth x 9'1" (3.51m max depth x 2.77m )

Modern Electric radiator, Power points, double glazed window, consumer unit, power points , fitted wardrobe , airing cupboard with hot tank fitted with an immersion heater for hot water . Curtains

### Bathroom/wc

Panelled bath with electric shower unit over , low level wc suite, pedestal wash basin , electric wall mounted fan heater,

### Kitchen

9'3" m max x 7'1" max width (2.84 m max x 2.18m max width )

Base units ,wall cupboards , electric oven ,electric hob , extractor unit , stainless steel sink unit , washing machine , electric wall mounted fan heater , power points , telephone point, 3 steps down to Lounge

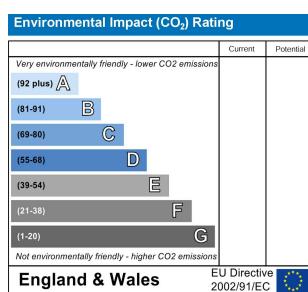
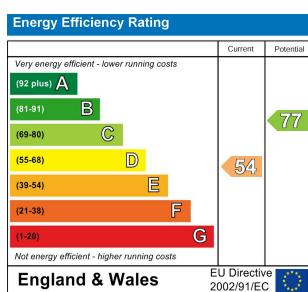
### Lounge

11'1" x 10'7" wide (3.39m x 3.23m wide )

Modern Electric radiator, Power points, TV point. double glazed patio doors to courtyard

### Split level courtyard

16'10" deep x 12'8" wide (5.15m deep x 3.88m wide )



**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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