



33 Orchard Park, Reculver Road, Herne Bay, Kent, CT6 6NX



10 year old 2 bedroom static home in nice condition offered with no forward chain. Gas central heating. Double glazing. 2 Parking spaces. Located just on the residential park in the village of Beltinge, very convenient for bus route to town and cliff top walks.



**£209,995 Leasehold**



## Entrance Hall

Radiator. Access to roof space. 2x Built-in cupboards.. Power points.

## Lounge/Diner

17' x 19'3 (at widest point) (5.18m x 5.87m (at widest point))  
Television point. Power points. 3x radiators.

## Bedroom

10'2 x 9'5 (3.10m x 2.87m)  
Radiator. Power points. Fitted wardrobes. Matching dresser.

## En-suite

Shower cubicle. Heated towel rail. Pedestal wash hand basin. Low level WC suite.

## Bedroom

9'6 x 9'2 (2.90m x 2.79m)  
Radiator. Power points. Fitted wardrobes.

## Bathroom WC

6'7 x 5'6 (2.01m x 1.68m)  
Pedestal wash hand basin. Low level WC suite. Panelled bath. Heated towel rail.

## Kitchen

11'7 x 9'4 (3.53m x 2.84m)  
Range of base units and wall cupboards. Boiler in cupboard. Washing machine. Fridge freezer. Dish washer. Oven and hob. Stainless steel sink unit. Radiator. Power points. Door to garden area.

## OUTSIDE

### Small Rear Garden Area

Garden area in astro turf. Shed. 2x parking spaces. Hose tap.

### Side Garden Area

Patio. External power points. Timer for outside lights.

## NOTES

Service charge approx. £146.00 PCM includes ground rent, water and sewerage charge.



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