



25 Cavendish Court, High Street, Herne Bay, Kent, CT6 5LB



Nicely appointed warden controlled self contained 2nd floor flat with garden views, town centre location. No forward chain. Sealed unit double glazed windows. Electric heating. Retirement housing built in 1987. Over 55's only. No dogs or cats.



£89,995 Leasehold



Entrance Door

Hallway

Emergency pull cord. Built-in cupboard housing electric supply. Shelving.

Shower/WC

6'7 x 5' (2.01m x 1.52m)

Shower cubicle. Low level WC suite. Pedestal wash hand basin. Heated towel rail. Tiled walls. Modern medicine cabinet with shelves. Mirror with lights and shelf. Additional storage cupboard.

Bedroom

12' excluding fitted wardrobes x 8'10 (3.66m excluding fitted wardrobes x 2.69m)

Overlooking car park and rear gardens. Fitted wardrobe with mirror doors and chest of drawer unit. Electric panel radiator. Power points. Wall lights.

Lounge

17'6 x 10'7 (5.33m x 3.23m)

Overlooking rear garden and car park. Wall lights. Television point. Power points. Electric heater.

Archway To Kitchen (off Lounge)

7'4 max x 5'4 (2.24m max x 1.63m)

Modern sink unit and mixer taps. Fridge freezer. Electric oven incorporating electric hob. Base units and wall cupboards. Power points. Tiling.

NOTES

Service charges will apply. Communal rear garden. Laundry room. Communal lounge. Non allocated space in car park.



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:

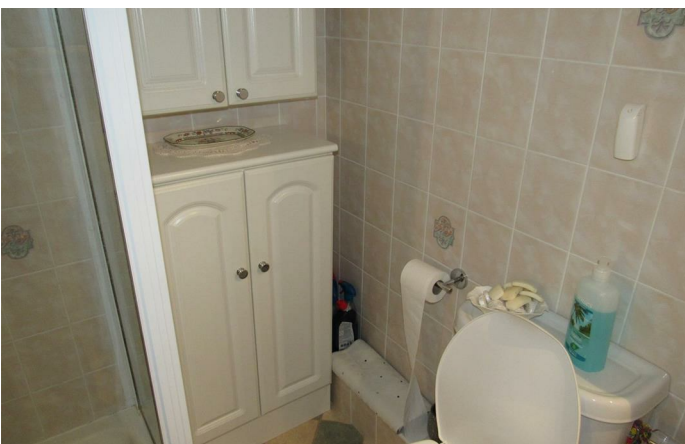
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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