



### Ground floor studio 5 Rye Walk, Herne Bay, Kent, CT6 7XD



Ground floor purpose built studio flat located on the south side of town close to bus route, parking space, double glazing, no forward chain ....full details and internal photos now being processed .. SERVICE CHARGE IS £50 PER MONTH WHICH COVERS THE GARDEN MAINTENANCE , INSURANCE CONTRIBUTION AND MAINTENANCE TO THE COMMUNAL AREAS .....NO GROUND RENT PAYABLE .....

**Offers In The Region Of £100,000**



## **Communal hall**

### **Small Entrance Hall**

### **Bathroom**

5'8 x 6'2 (1.73m x 1.88m)

Panelled bath, Wash basin, Low level wc, Airing cupboard housing hot tank

### **Lounge Bedroom**

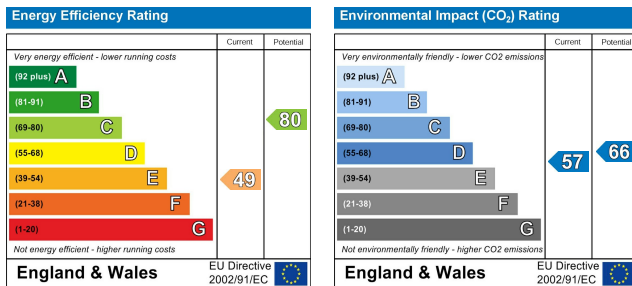
14'8 x 9'8 (4.47m x 2.95m)

Storage cupboard in door recess, Folding bed in wall incorporating wardrobe Power points, Telephone point, TV point Door to:

### **Kitchen**

9'8 x 5'4 (2.95m x 1.63m)

Electric oven and hob, Base units, Wall cupboards, Stainless circular bowl sink, draining board, Power points, Recess for fridge, Recess for washing machine



**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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