



### Flat 14 Frances Court High Street, Herne Bay, Kent, CT6 5LA



Vacant 1 bedroom converted flat in a block of flats in the centre of town located over a parade of shops. Spacious accommodation in need of some updating. Features electric heating and double glazing.

### Offers In The Region Of £110,000 Leasehold



### Entrance Hall

Door entry phone. Storage heater. Airing cupboard with hot tank.

### Bedroom

19' x 11'8 (5.79m x 3.56m)

Storage heater. Power points.

### Kitchen (no windows)

11'10 x 10'6 (3.61m x 3.20m)

One & half bowl stainless steel sink unit. Range of base units. Integrated electric oven and grill. Power points.

Opening to:-

### Lounge (west facing)

19'8 x 15'2 (5.99m x 4.62m)

Double glazed window. T.V. point. Storage heater.

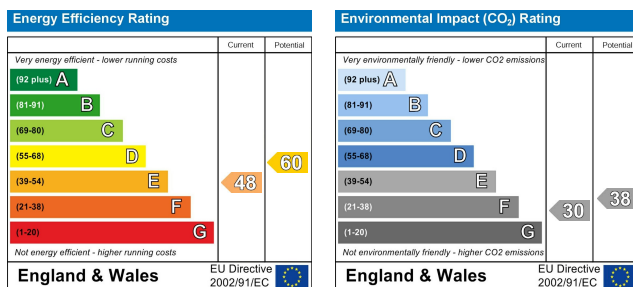
### Bathroom & W.C. (no window)

8' x 6'7 (2.44m x 2.01m)

Panelled bath with electric shower over. Low level W.C. suite. Pedestal washbasin.

### Terms

Lease 125 years from 24th June 1988. Ground rent £150.00 for the next 18 years, full details can be viewed in our office. Service charge £701.60 every 6 months.



### 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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