



### Flat 1, 19/21 Canterbury Road, Herne Bay, Kent, CT6 5DQ



Ground floor leasehold self contained 2 bedroom flat conveniently located in a central position literally just off the High Street and sea front. The flat comes with a 1/6th share of the freehold title. Generous accommodation, gas central heating and part double glazing. A big bonus is that there is an allocated car parking space at the rear of the property which can be easily accessed from the garden. **DON'T MISS THIS ONE, BOOK NOW FOR A VIEWING! .....** The lease is 125 years from june 2007....



**Offers In The Region Of £235,000 Leasehold - Share of Freehold**



### Communal Hallway To All Flats

#### Main Flat Door to

#### Entrance Hall

15' x 5' (4.57m x 1.52m)

Utilised as a office/study. Radiator. Power points. Door entry phone system.

#### Front Lounge

16'7 (into large bay window)x 13'6 (5.05m (into large bay window)x 4.11m)

Radiator. Feature fireplace with wood burning stove. Additional side window. Television point. Power points.

#### Side Bedroom

13' x 11'9 (3.96m x 3.58m)

Range of fitted wardrobes. Radiator. Power points.

#### Kitchen/Breakfast Room

16'2 x 12'6 (into large bay) (4.93m x 3.81m (into large bay) )

Power points. Modern range of base units and wall cupboards. Stainless steel sink unit. Electric integrated oven. Ceramic hob. Acrylic splash back. Power points. Radiator. Pair of double glazed french door to rear garden. Integrated fridge/freezer. Pull out larder unit. Pan drawer units. Acrylic splashbacks. Shelving in former chimney recess. Opening to

#### Inner Hallway

12'5 x 3'5 (3.78m x 1.04m)

Shelving in the former chimney recess. Radiator. Walk-in cupboard. Plumbed for washing machine. Power and light.

#### Bathroom/WC

Low level WC suite. Small double glazed window. Tiled surround. Vanity wash handbasin with Mono mixer tap. Panelled bath with mixer taps and shower attachment. Heated towel rail. Tiled surround. Single glazed window.

#### Back Bedroom

9'7 x 9'2 (2.92m x 2.79m)

Radiator. Power points. 2x sealed unit double glazed windows.

### OUTSIDE

#### Main Garden

43' x 15' (13.11m x 4.57m)

Patio decking. Summer house. Gate to car park.

#### Side Garden Area

Shed with power point. External security lighting.

### NOTES

Car park entrance in Beltinge Road, allocated space available. This building is self managed with a 1/6 share of the freehold. £75,00 per month service charge fund which includes buildings insurance, plus garden maintenance in the common areas and car park.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**Note:**

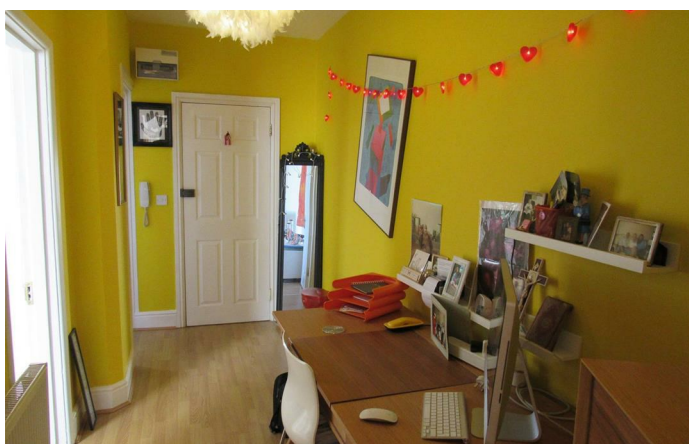
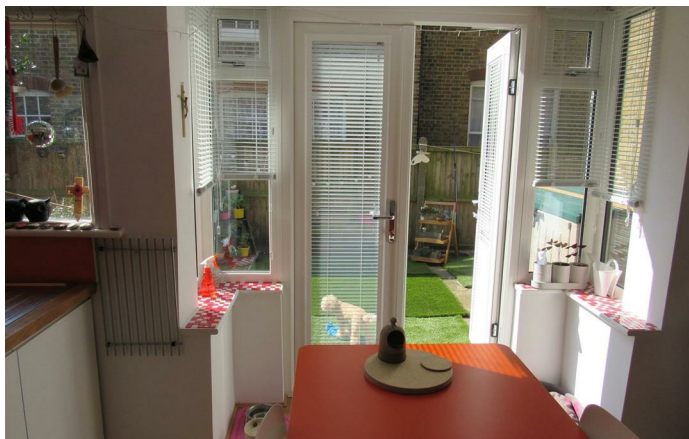
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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