



### Flat 3 97 Central Parade, Herne Bay, Kent, CT6 5JJ



CONVERTED in 2023, Top floor 1 Bedroom Flat with sea views. Split level accommodation, Gas central heating, Double glazing, South facing bedroom, Just off the High street and Town Centre. Communal front garden area with seating. £850 PCM Deposit £980.76 a holding deposit of £200.00 will be required. Available immediately. Council tax band A.

**£850 Per Month**



## **Communal Entrance Hall**

Stairs to top flat

## **Front Lounge with sea views**

17'1" max width x 11'10" (5.22m max width x 3.62m )

power points , tv point , double glazed sliding sash windows , 2 radiators, curtains

## **Bedroom (south facing)**

11'8" x 11'1" max width (3.58m x 3.4 max width )

power points, radiator, TV point, double glazed sliding sash window

## **Landing**

2 radiators

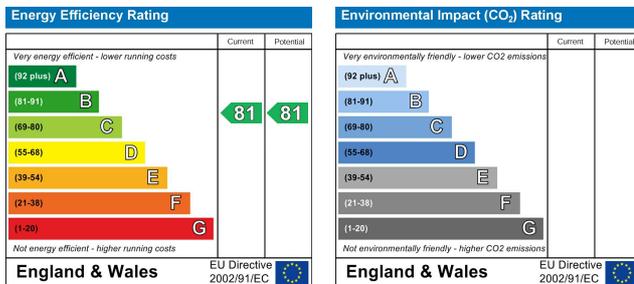
## **Kitchen**

9'6" max width x 9'10" max depth (2.9m max width x 3m max depth )

Range of units, gas combi boiler for central heating and hot water, stainless steel sink unit, integrated electric oven and hob with extractor unit over, space for fridge freezer, recess for washing machine, radiator, power points, double glazed sliding sash window

## **Shower/wc**

Shower cubicle , lowlevel wc suite, washbasin, heated towel rail



**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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