



35 Thwaytes Court Minster Drive, Herne Bay, CT6 8BF



NEW FOR 2025 , First Floor Retirement Flat in a modern complex located on the west side of town ,built in 2012 ,handy for the local store ,bus route close by and easy walking distance of the sea front and town centre , Features electric under floor central heating and double glazing .Visitor parking ,communal laundry room, waste disposal and recycling storage room , communal lounge with kitchen facility .Parking space £250 per annum .125 year lease from 2012 , service charge £221 per month , £450 ground rent payable annually . Insurance premium £233 per annum .THE VENDORS ARE ANXIOUS TO SECURE A QUICK SALE AND WILLING TO ACCEPT A REASONABLE OFFER BY A PURCHASER ABLE TO PROCEED IMMEDIATELY

Offers In The Region Of £120,000 Leasehold



Communal Entrance Lounge

House Managers office , Kitchen Area , access to all flats ,stairs and lift

First Floor Flat Entrance Hall

Airing cupboard with light , consumer unit, Gledhill Pulsa Coil boiler for hot water, programmer, for underfloor heating .

Shower /wc

6'6" max x 5'6" max (2m max x 1.70m max)

Shower cubicle with mains shower , vanity washbasin, low level wc suite , tiled floors and walls , mirror with light and shavers point .

Bedroom

12'7" x 9'0" (3.85m x 2.75m)

Fitted wardrobe with mirror fronted doors ,power points .

Lounge

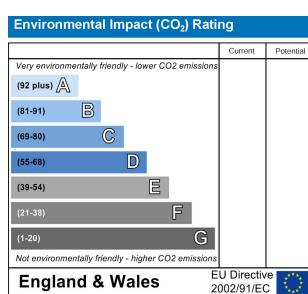
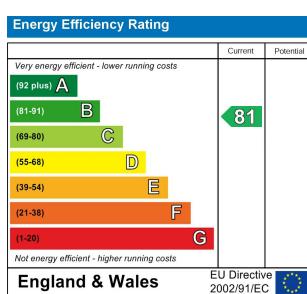
18'9" into bay x 9'10" (5.72m into bay x 3m)

Power points , telephone point, tv point, side window.

Kitchen

6'2" max x 7'4" max width (1.88m max x 2.24m max width)

Sliding door , stainless steel sink unit, electric oven and hob, wall cupboards, base units , stainless steel extractor hood, integrated fridge /freezer.



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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