



39 Maxted Court, Highfields View, Herne Bay, Kent, CT6 6UB



Well maintained 1 bedroom warden controlled 70% shared equity bungalow located in a very popular residential area just on the border of Beltinge village. Features electric heating and double glazing. Parking available in the main car park (non allocated). age limit 60 years for men and women ..



£122,500 Leasehold



Entrance Hall

Storage heater. Power points. Airing cupboard with hot water tank. Immersion heater.

Kitchen

9'8 x 7'9 (2.95m x 2.36m)

Modern fitted units. Worktops. Wall cupboards. Recess for dishwasher. Recess for washing machine. Stainless steel sink unit. Integrated double oven and grill. Recess for fridge/freezer. Emergency pull card.

Shower/WC

7'8 x 6' (2.34m x 1.83m)

Shower cubicle. Pedestal wash handbasin. low level WC suit. 1/2 tiled walls.

Bedroom

12'2 x 9'7 (3.71m x 2.92m)

Television point. Power points. Double glazed window. Built-in wardrobes. Emergency pull cord. (New) electric wall convector heater.

Lounge

14'5' x 9'7 (4.39m' x 2.92m)

New storage heater. Power points. Television points. Double glazed window. Double glazed door to

Conservatory

12' x 9'8 (3.66m x 2.95m)

Double glazed. Power points. Double glazed door to garden. Double glazed patio door to garden.

OUTSIDE

Garden mainly to side in lawn and flower beds. Shed.

NOTES

Maintenance including grass cutting to communal areas and insurance premium. Ground rent approximately £182.00 per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	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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