



Ground Floor Flat, 26 Ryder Court The Links, Eddington, Herne Bay, CT6 7GP



Ground Floor 2 bedroom leasehold self-contained flat located on the outskirts of town but close to 'bus route. Ideal for first time buyer or investment. Features gas central heating and double glazing. Allocated parking space (visible from the flat).



£169,995 Leasehold





Entrance Hall

20'3 x 3'7 (6.17m x 1.09m)

Storage cupboards. Radiator. Power points. Additional store cupboard with plumbing for washing machine.

Bathroom & W.C.

(no window) Low level W.C. suite. Pedestal washbasin. Panelled bath with mixer taps. Radiator.

Bedroom

9'6 max x 12'7 (2.90m max x 3.84m)

T.V. point. Power points. Double glazed window.

Ensuite Shower room

Shower cubicle. Pedestal washbasin. Low level W.C. suite. Radiator. Double glazed window. Extractor fan.

Lounge/Kitchen

16'3 x 17' (4.95m x 5.18m)

Stainless steel sink unit with mixer taps. Fresh water tap. Gas boiler for central heating and hot water. Range of base units and wall cupboards. Integrated dishwasher. Gas hob. Electric oven. Stainless steel extractor unit. Power points. 2 radiators. Pair of double glazed doors to communal garden. T.V. point. Recess for fridge/freezer. Door entry phone.

Bedroom

12'6 x 9'6 approx (3.81m x 2.90m approx)

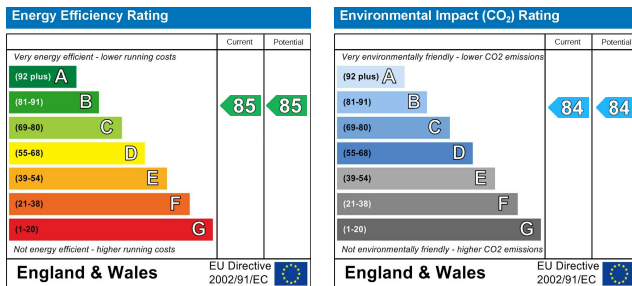
(irregular shaped room) T.V. point. Power points. Radiator.

Notes

Approx 120 years left on lease. Ground Rent & insurance £275 per annum. Service charge approx £1098.45. per annum. Council tax banding 'B' £1207.12.

Please note

All viewings are strictly by appointment only. In the event of your offer being made and accepted on this property, please ensure that you have proof of funds in respect of an offer letter in principle from a lending source and/or proof of funds by producing a current bank and/or building society statement(s). We shall also require the relevant information of your solicitor(s) and Estate Agents etc where applicable that have been appointed by you in order for us to process the transaction(s). Once you have provided the relevant information required this property will then be marked as sold subject to contract.



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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