



17 Brian Roberts House Beach Street, Herne Bay, Kent, CT6 5PW



1 BEDROOM FIRST FLOOR WARDEN CONTROLLED FLAT...IN GOOD ORDER..CENTRAL LOCATION WITHIN EASY ACCESS TO TOWN AND SEA FRONT ...ELECTRIC HEATING ...BALCONY OFF LOUNGE FACING SOUTH..NON- ALLOCATED PARKING TO REAR OF MAIN BUILDING .LEASEHOLD .



Offers In The Region Of £119,995 Leasehold



Ground floor

Stairs or lift to first floor

'L' shaped Entrance Hall

8'6 x 5'6 (2.59m x 1.68m)

Storage heater. Power point. Storage cupboard. Shelving. Water heater. Storage cupboard.

Shower Room

8'3 x 5'3 (2.51m x 1.60m)

Corner shower cubicle with electric shower. Low level W.C. suite. Pedestal washbasin. Heated towel rail. Extractor unit. Wall heater. Half tiled walls.

Bedroom

11'7 x 8'9 (3.53m x 2.67m)

Panel heater. Power point. T.V. point. Fitted wardrobes mirror door.

Lounge (south facing)

12'4 x 12'8 (3.76m x 3.86m)

T.V. point. New wall mounted remote control living flame electric wall heater. Telephone point. Power points. Double glazed door to balcony 8'4 x 4'.

Kitchen (off Lounge)

7'7 x 7'3 (2.31m x 2.21m)

Stainless steel sink unit. Range of wall cupboards. Electric cooker. Washing machine. Localised bevelled edge tiling. Tiled floor. Power points. Recess for fridge.

Notes

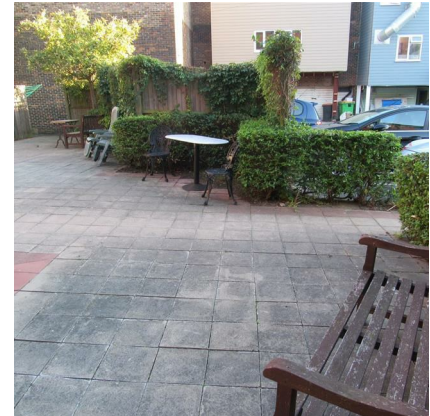
Guest bedroom available for a nominal fee. Communal laundry room with washing machine and tumble dryers. Communal lounge with small kitchen area overlooking rear garden. £135.82 monthly for ground rent, maintenance and insurance.

Notes

Banding 'A'.

Outside

Non allocated parking space. Communal bins. Communal garden.



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 misstatement. 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		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
81	83	83	83

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (11-20). Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (11-20). Not environmentally friendly - higher CO₂ emissions. EU Directive 2002/91/EC. England & Wales.