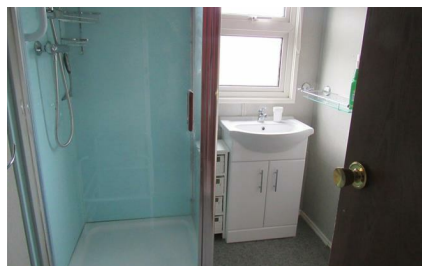




2 Orchard Park Reculver Road, Herne Bay, Kent, CT6 6NX



Vacant 2 bedroom static home located on a popular residential park just on the edge of the park very convenient for the local village shops and bus route to town. Pleasant walks near by. Features gas central heating and double glazing. Please not no cats or dogs on this site. Age limit 55 years minimum.



£149,995 Leasehold



New Entrance Porch

Door to

Kitchen

10' x 9'2 (3.05m x 2.79m)

Newly fitted kitchen. Induction hob. Water softener. Siemens fridge/freezer. Siemens dishwasher. AEG washing machine. Neff integrated oven. Ceramic 1 1/2 bowl sink unit. Wall mounted boiler for central heating and hot water (2 years old).

Shower/WC

(fitted 3/4 years ago). New shower cubicle. Vanity wash handbasin. Radiator. Low level WC suite.

Bedroom

9'6 x 9' (2.90m x 2.74m)

Radiator. Power points. Fitted wardrobe.

Bedroom

7'6 x 6'10 (2.29m x 2.08m)

Radiator. Fitted wardrobe and dressing table unit.

Dining Room

10' x 7'4 (3.05m x 2.24m)

Radiator. Power points.

Lounge

19'4 x 11' (5.89m x 3.35m)

Radiator. Power points. Wall lights.

Garden

Surround garden area. Brick shed. Driveway for car.

NOTE

Service charge £146.00 PCM, including ground rent water and sewerage charges.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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