

KE



135 flat 1 Station Road, Herne Bay, CT6 5QA

£85,000

- Chain Free Sale
- Only 53 Years Remaining On The Lease
- Vendor Advises Maintenance Is Approximately £660.00 Per Annum
- Close To Beach And Town Centre
- Vendor Advises Ground Rent Is £50.00 Per Annum

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GROUND FLOOR STUDIO FLAT FOR SALE.

One of the standout features of this flat is its proximity to the beach, railway station, and the vibrant town centre, allowing residents to enjoy the best of coastal living with ease.

This property is offered for sale with no onward chain, simplifying the purchasing process for prospective buyers. While the lease has 53 years remaining, it still represents a good buy-to-let investment, appealing to those looking to enter the rental market in a desirable location.

In summary, this studio flat on Station Road is a fantastic opportunity for anyone looking to embrace the coastal lifestyle of Herne Bay, whether as a home or an investment. Don't miss your chance to view this charming property.



Council Tax Band: A



Communal Entrance Hall

Inner Lobby

Lounge/Bedroom

14'6 x 12'4

Kitchen

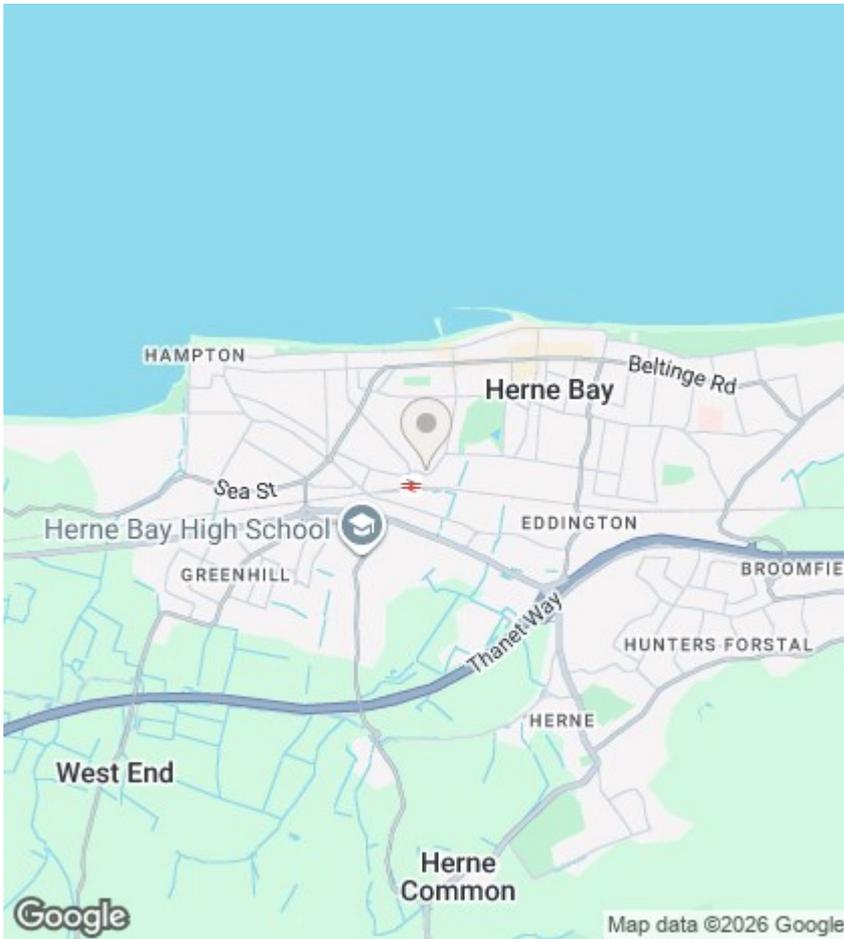
10'9 x 5

Shower Room

7' x 5'

Outside Communal Garden

COUNCIL TAX BAND A



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

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 	

