

# KE



13 Neville Road, Herne Bay, Kent, CT6 6NZ

£46,250

- One Bedroom Ground Floor Apartment
- Shared Ownership
- Courtyard Garden

# 13 Neville Road, Herne Bay CT6 6NZ

Nestled on Neville Road in the picturesque seaside town of Herne Bay, this delightful one-bedroom ground floor flat combines contemporary design with comfortable living. Part of a modern development, the property offers a fresh, stylish interior and all the conveniences of modern living.

Step inside to discover a spacious open-plan kitchen/lounge/diner, creating a warm and versatile living space—ideal for relaxing evenings or entertaining guests. The well-proportioned bedroom provides a tranquil retreat, while the modern bathroom completes the interior.

A rare and highly desirable feature is the private garden, offering a wonderful outdoor space—perfect for morning coffees, al fresco dining, or simply enjoying some fresh air in your own secluded spot.

A superb choice for first-time buyers, investors, or those looking to downsize.



Council Tax Band: A



## **GROUND FLOOR**

**Kitchen/Lounge/Diner**

**Bedroom**

**Bathroom**

## **OUTSIDE**

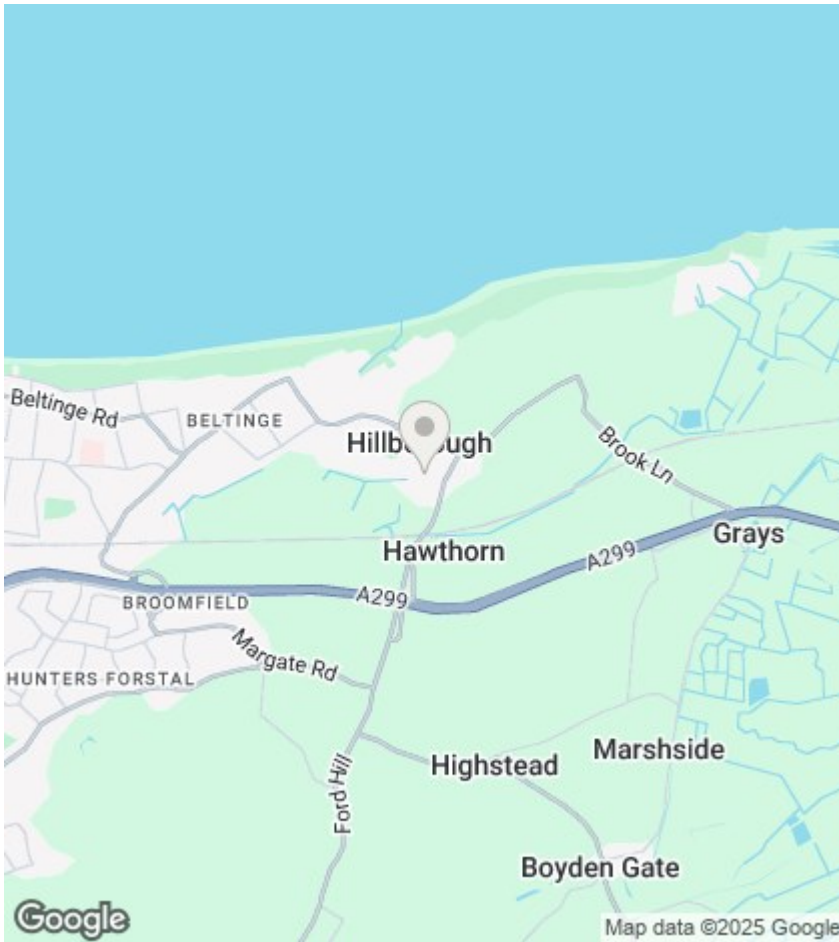
**Rear Courtyard**

### **Shared Ownership Information**

We understand from the current seller that the combined cost for rent of the remaining 75%, service charge and ground rent is £340 per month.

### **COUNCIL TAX BAND A**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	