

# KE



## Flat 10, Brian Roberts House Beach Street, Herne Bay, Kent, CT6 5PW £89,995

- No Chain
- Close To Local Amenities
- Communal Lounge and Gardens
- One Bedroom Ground Floor Apartment



## Brian Roberts House Beach Street, Herne Bay CT6 5PW

We are pleased to bring to the market this one bedroom ground floor apartment. The properties at Brian Roberts House benefit from having a house manager, intercom system for security, communal garden/lounge area, laundry room and guest room. The property is located in the centre of Herne Bay town with all local amenities a stones throw away. Bus routes, shops, post office and sea front are within close proximity. This particular apartment also benefits from NO CHAIN.

We are advised by our sellers that the original lease commenced on 25/03/1988 with a duration of 99 years. There is a monthly service charge of approximately £250.00 a month.



Council Tax Band:



## **GROUND FLOOR**

### **Entrance Hall**

### **Kitchen/ Living Room**

10'9 x 20'

### **Bedroom**

12'1 x 8'7

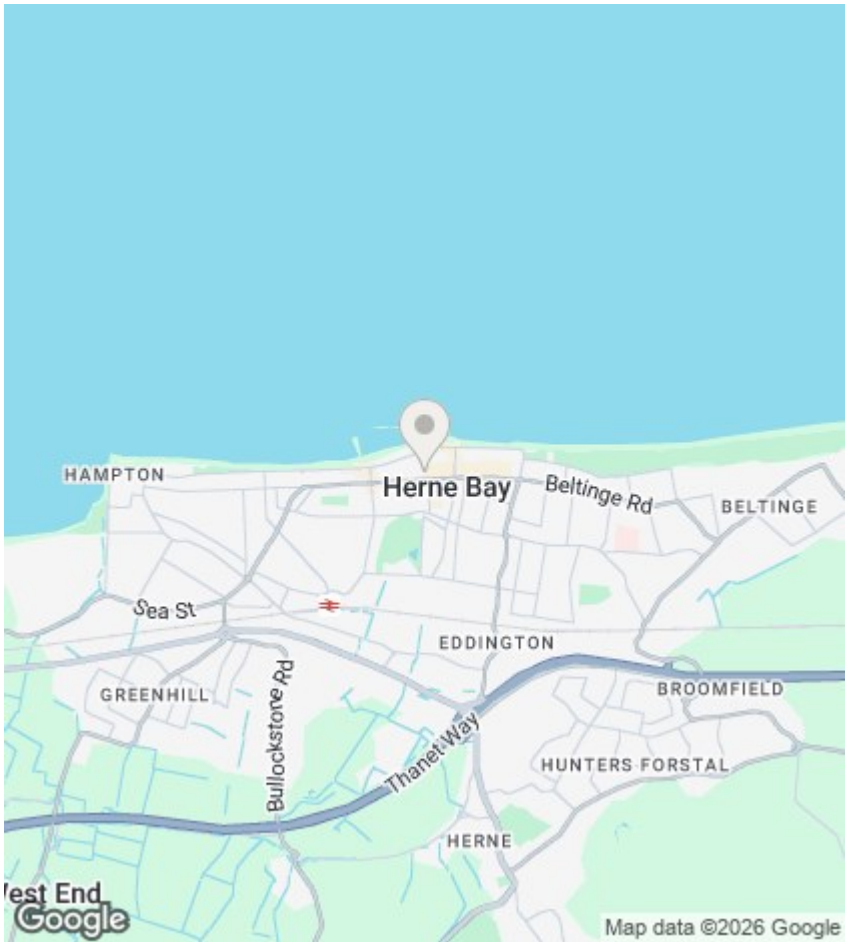
### **Bathroom**

### **Leasehold Information**

We are advised by the sellers that the lease commenced 25/3/88 with duration 99 years. The monthly charges are approximately £250.00 per month.

### **Council Tax Band A**

NB: At the time of advertising these are draft particulars awaiting approval of 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**Ground Floor Flat**  
Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 43.1 sq. metres (464.2 sq. feet)  
**Flat 10, Brian Roberts House, Beach Street, Herne Bay**