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21 Ryder Court The Links, Herne Bay, CT6 7GP

£179,995

- Purpose Built Apartment
- Open Plan Living With Modern Kitchen
- Two Bedrooms, Primary Bedroom Has En-Suite Shower Room
- Ideal First Time Buy Or Buy To Let Opportunity

21 Ryder Court The Links, Herne Bay CT6 7GP

This desirable two-bedroom purpose-built apartment offers a perfect blend of modern living and convenience. The property is situated in a contemporary building, designed to provide comfort and style. There is a spacious open-plan lounge-diner that seamlessly connects to a modern fitted kitchen, creating an ideal space for both relaxation and entertaining. The layout is thoughtfully designed to maximise natural light, making the living area feel warm and inviting. The primary bedroom boasts the added luxury of an en-suite shower room, providing a private retreat for your daily routines. The second bedroom is versatile, perfect for guests, a home office, or a growing family. Location is key, and this apartment does not disappoint. It is conveniently close to the town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the beautiful beach is just a short stroll away, offering a perfect spot for leisurely walks or seaside activities. For those who wish to explore further afield, there is an excellent bus service that connects you to the historic Cathedral City of Canterbury, making it easy to enjoy all that this vibrant city has to offer. This property is an excellent opportunity for anyone seeking a modern home in a prime location, combining comfort, style, and accessibility. Don't miss the chance to make this delightful apartment your new home. We are advised by our sellers that there is a 99 year lease from 2009. Approximately £275.00 per annum Ground Rent
Approximately £1368.00 per annum Maintenance



Council Tax Band: B



GROUND FLOOR

Communal Entrance Hallway

Front entrance door with entry phone system and stair case to first and second floor.

FIRST FLOOR

Inner Entrance Hall

Cupboard with small radiator designed to be used as an airing cupboard, further cupboard with fitted washer/dryer. Access to:

Kitchen/Lounge/Diner

15' 11" x 16' (4.85m x 4.88m) Dual aspect room with plenty of natural light, double glazed windows to side and rear, plus double glazed doors with Juliette balcony. There is a fitted kitchen with white modern units and tiled splashbacks, stainless steel sink drainer unit, cupboard housing gas combination boiler. Fitted four burner gas hob with electric cooker and extractor canopy over. Space for fridge freezer, integral dishwasher. Two radiators.

Bedroom One

10' 3" x 10' 6" (3.12m x 3.20m) Double glazed window to side and door to:

Ensuite Shower Room

Fitted shower, low level WC, pedestal wash hand basin, radiator.

Bedroom Two

14' 11" x 6' 5" (4.55m x 1.96m) Double glazed window to rear and radiator.

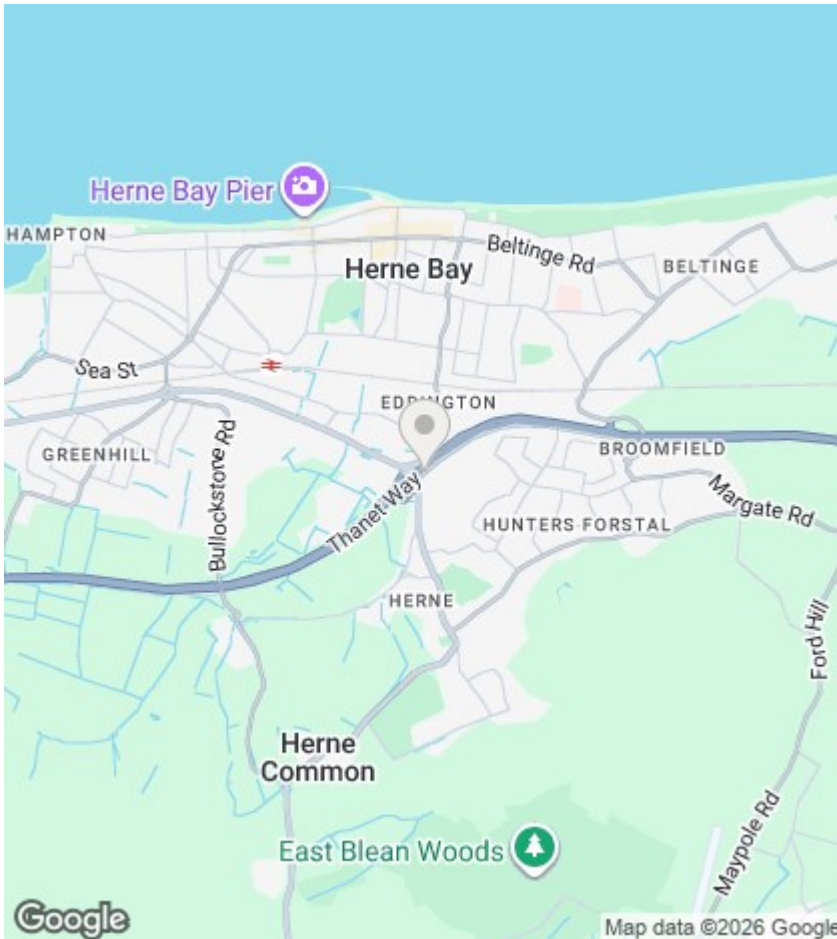
Bathroom

White suite comprising panelled bath with mixer taps, pedestal wash hand basin, low level WC, radiator and extractor canopy.

OUTSIDE

Garden

Area of communal garden. Allocated parking space plus visitors parking.



Viewings

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

EPC Rating:

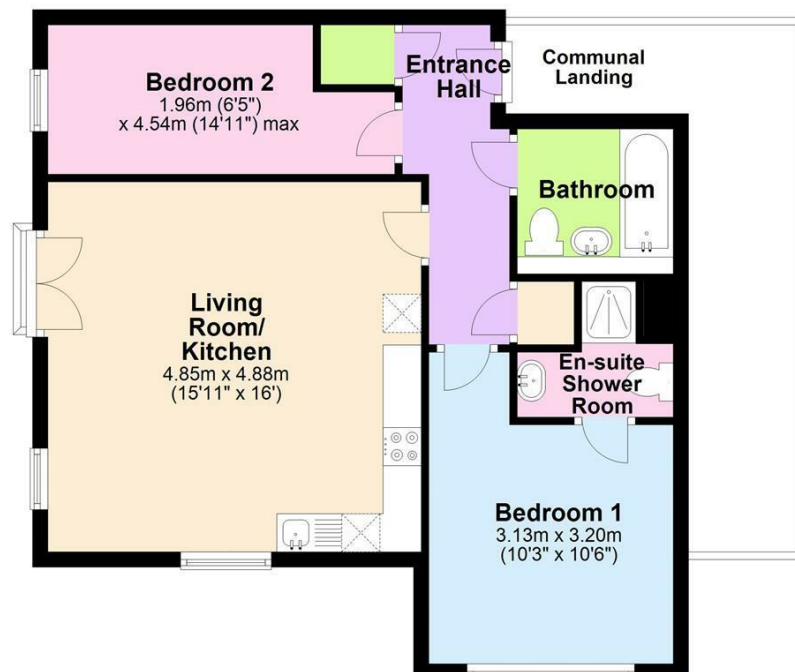
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Top Floor Flat

Approx. 58.0 sq. metres (624.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.1 sq. feet)

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