

KE



5 Maxted Court Highfields View, Herne Bay, CT6 6UB

£80,500

- Stunning Ground Floor Apartment
- Beautifully Presented Throughout
- Shared Ownership With Sanctuary Housing
- No Forward Chain
- Available For The Over 60's

5 Maxted Court Highfields View, Herne Bay CT6 6UB

Welcome to this beautifully presented ground floor retirement flat located in the desirable area of Highfields View, Herne Bay. This charming property is specifically designed for those aged over 60 and offers a unique shared ownership opportunity, with 70% of the flat owned outright.

Upon entering, you will appreciate the high standard of refurbishment that has been carried out throughout the flat. The property boasts its own front door, providing a sense of privacy and independence. The brand new fitted kitchen is equipped with modern appliances, making it a delightful space for cooking and entertaining. The flat also features a newly installed shower room, ensuring comfort and convenience for its residents.

The communal garden is a lovely feature of this property, offering a serene space to relax and enjoy the outdoors, all while overlooking a picturesque duck pond. This tranquil setting is perfect for those who appreciate nature and wish to unwind in a peaceful environment.

Situated close to Beltinge village, residents will find a variety of shops and amenities within easy reach. Additionally, the beautiful beach is just a short distance away, providing opportunities for leisurely strolls along the coast. For those wishing to explore further afield, local bus services offer convenient access to the vibrant coastal towns of Herne Bay and Whitstable, as well as the historic city of Canterbury.



Council Tax Band: A



GROUND FLOOR

Entrance Hall

Kitchen

9'11 x 5'11

Shower Room

Sitting Room

14'9 x 9'6

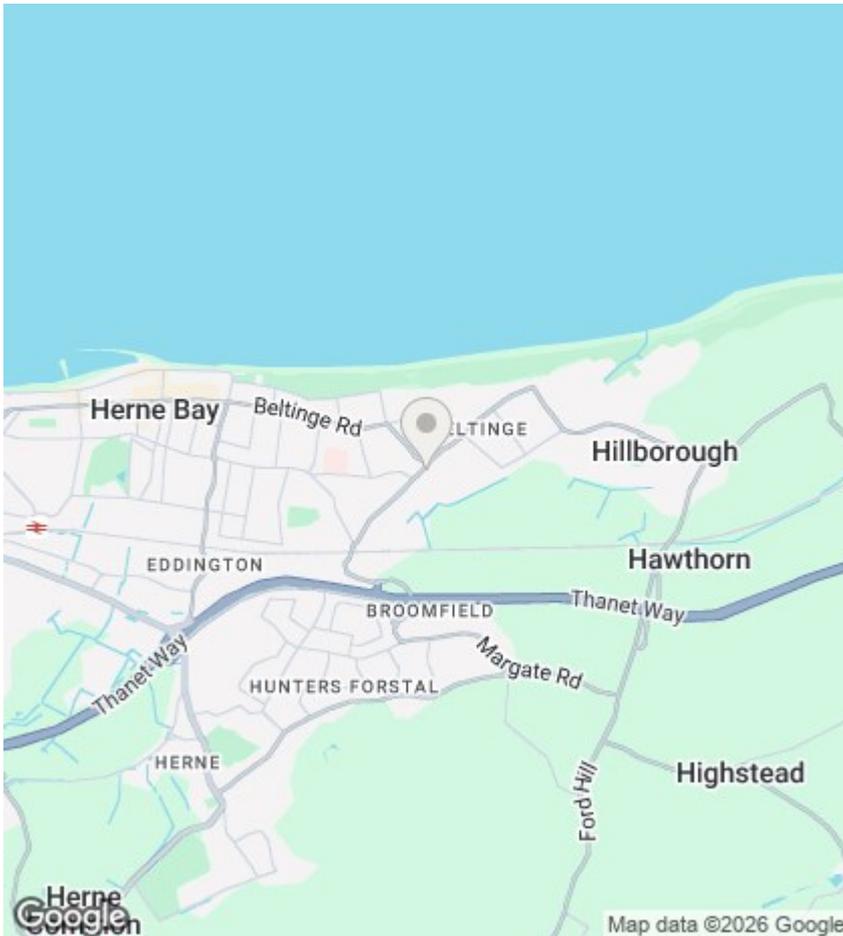
Bedroom

14'9 x 9'9

OUTSIDE

Communal Garden

COUNCIL TAX BAND A



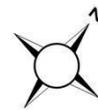
Viewings

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

EPC Rating:

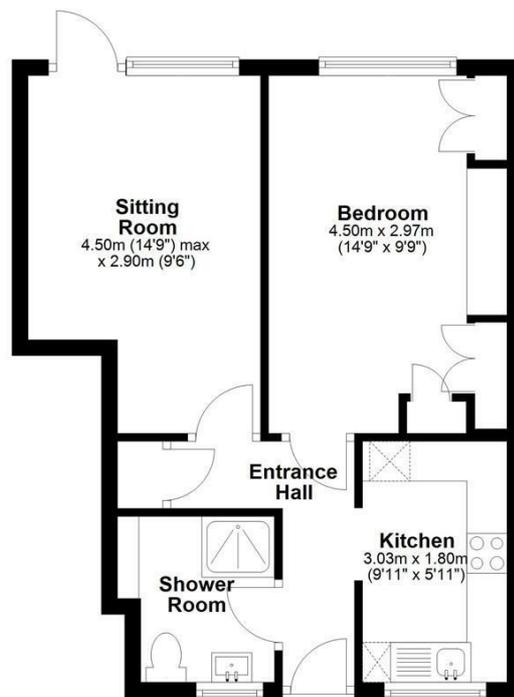
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 40.4 sq. metres (434.7 sq. feet)