

# KE



Flat 15, St. Marys Court Station Road, Herne Bay, CT6 5NA

£139,995

- Stunning Building
- Close To The Beach And Local Amenities
- Lift To All Floors
- Allocated And Tons Of Visitor Parking

# Flat 15, St. Marys Court Station Road, Herne Bay CT6 5NA

Situated in a convenient and well-connected part of Herne Bay, this attractive flat at St Mary's Court forms part of an elegant period building, notable for its character, charm, and striking architectural appeal.

The property offers well-proportioned accommodation suited to modern living, further enhanced by the benefit of lift access and allocated parking—features that add both practicality and comfort.

Ideally positioned immediately adjacent to Herne Bay railway station, the property provides excellent connectivity, including high-speed services to St Pancras International, making it a strong option for commuters as well as those seeking a coastal retreat.

The seafront and local amenities are also within easy reach, offering a relaxed lifestyle alongside everyday convenience.

Overall, this is a unique opportunity to acquire a well-located home within a beautiful period building, combining character, accessibility, and strong ongoing appeal.



Council Tax Band: B



## **Communal Reception Hall**

Lift to all floors.

## **Inner Hallway**

### **Kitchen**

15'5 x 5'9

### **Lounge-Diner**

20'4 x 10'7

### **Bedroom**

11'1 x 11'2

## **Communal Gardens And Parking**

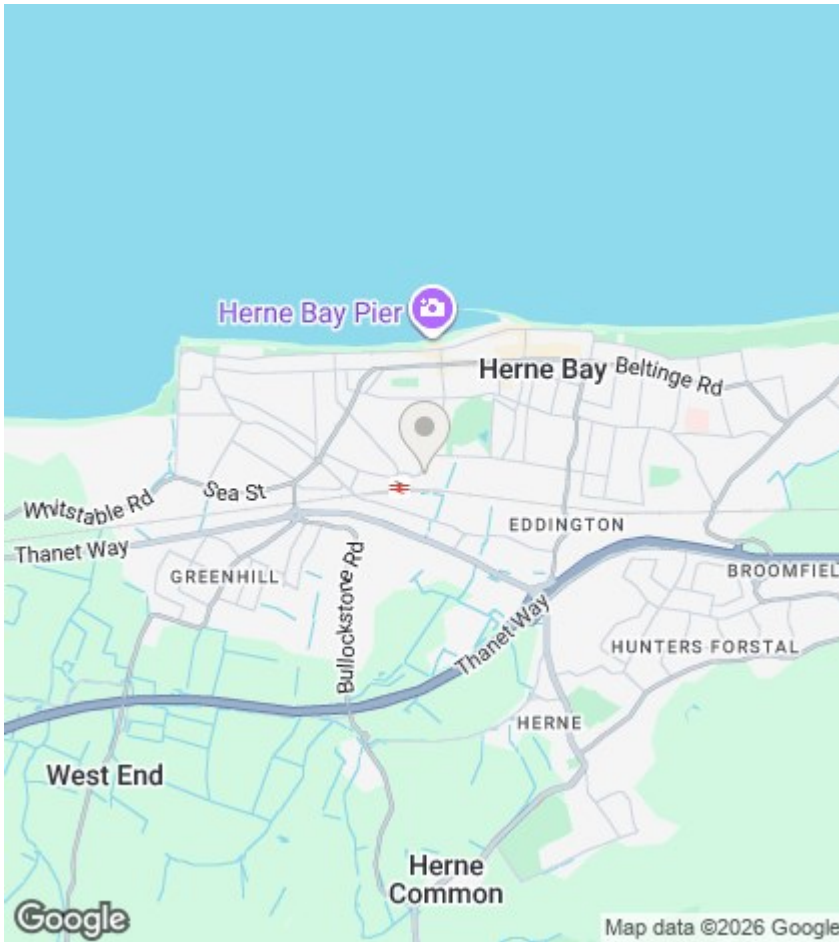
### **Leasehold Information**

There is approximately 100 years remaining on the lease.

£150.00 per annum for ground rent

£3,000 per annum for service charges

## **COUNCIL TAX BAND B**



## 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>		75	80
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Second Floor

Approx. 54.6 sq. metres (587.5 sq. feet)

