

KE



14 Thwaytes Court Minster Drive, Herne Bay, CT6 8BF

£190,000

- At least one resident needs to be 60 years of age or over
- House Manager providing resident support, day to day management and building and site support
- Comfort and convenience with lift access, guest facilities,
- Low-maintenance living with communal areas and external upkeep taken care of
- 24-hour alarm monitoring centre with alarm pulleys in the apartment
- Enhanced security with controlled access and monitored emergency systems
- Social opportunities through communal lounge and resident activities
- CHAIN FREE SALE

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This spacious two-bedroom ground-floor retirement apartment is located within the highly regarded Thwaytes Court development, built by McCarthy & Stone in 2012.

Finished to a modern standard throughout, the property benefits from electric underfloor heating and offers comfortable, low-maintenance living designed specifically for retirement. The development provides a secure and supportive environment while still allowing residents to enjoy complete independence.

Residents benefit from a range of on-site facilities including a communal lounge, lift access to all floors, laundry room, and a guest suite with en-suite facilities for visiting friends and family. An emergency call system is also in place, providing 24-hour support linked to the House Manager or central monitoring service.

Thwaytes Court is ideally positioned in the coastal town of Herne Bay, within easy reach of the seafront and its two-mile stretch of promenade, clock tower, sea defence jetty, and a selection of seafood restaurants. The nearby High Street offers a wide range of amenities including supermarkets, a pharmacy, Post Office, newsagents, and cafés.

The property also benefits from excellent transport links, providing convenient access to surrounding towns and cities.



Council Tax Band: C



GROUND FLOOR

Communal Reception Area And Residents Lounge

Inner Hallway

Bedroom One

9'2 x 13'3

Ensuite Shower Room

5'5 x 6'5

Living Room

10'4 x 21'5

Kitchen

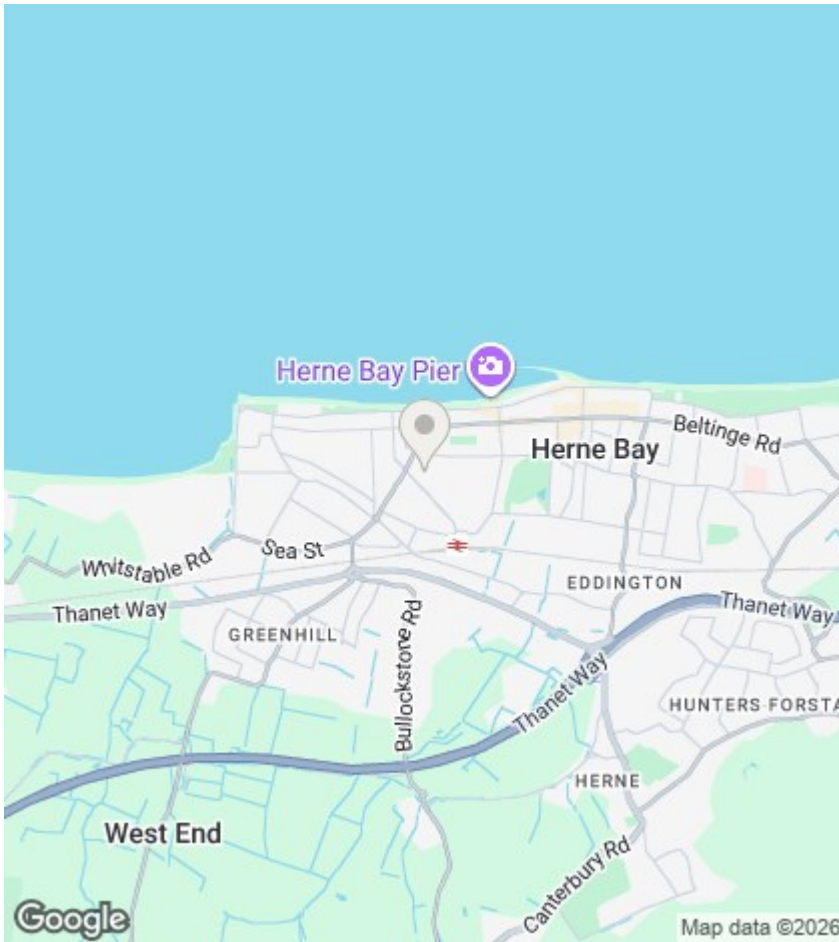
7'2 x 8'2

Bedroom Two

8'8 x 12'2

Bathroom

7'6 x 6'



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		72	76
(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	

