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Flat 7, St. Marys Court Station Road, Herne Bay, CT6 5NA

£270,000

- Impressive 1,075 sq ft Ground Floor Apartment
- Two Generous Double Bedrooms With Separate Home Office / Study
- En-Suite To Master Bedroom Plus Newly Installed Wet Room
- Private Rear Entrance Plus Grand Communal Entrance
- CHAIN FREE SALE

106 High Street, Herne Bay, Kent, CT6 5LE
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NO ONWARD CHAIN A truly impressive two-bedroom ground floor apartment forming part of the highly regarded St Mary's Court, a landmark development with a fascinating history and an enviable position close to the railway station. Originally constructed in 1899 as The Grand Hotel, the building was once regarded as one of the area's most prestigious hotels and later played a role during the Second World War before being sympathetically converted into apartments during the 1990s.

This particularly spacious apartment extends to approximately 1,075 sq ft (99.95 sq m) and is one of the larger apartments within the development. Positioned on the southern side of the building, it enjoys an abundance of natural light throughout the day. The apartment benefits from its own private rear entrance, whilst also having the option of entering through the impressive communal entrance hall, adding to the sense of grandeur associated with the building.

Internally, the proportions are a real highlight. High ceilings and generous room sizes create a feeling far removed from that of a typical apartment. The sizeable living room features three tall windows, creating a bright and welcoming space, while the kitchen/breakfast room enjoys a dual-aspect outlook and provides direct access to the rear of the property. There are two well-proportioned double bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A separate study provides an ideal space for those working from home, while the large wet room adds further practicality.

From the kitchen/breakfast room, a rear door leads out via steps to the communal gardens, providing a pleasant outdoor space to enjoy. The property also comes with allocated parking, situated within the nearby car park, together with visitor parking for guests. The location is particularly convenient, with the railway station just moments away, making this an excellent choice for commuters.

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Council Tax Band: C







GROUND FLOOR

Hallway
Storage cupboard

Bedroom One
11'10' x 10'6'
Window with garden views

En-suite
9'10' x 5'9'
Shower cubicle, wash hand basin, low level wc

Bedroom Two
11'6' x 10'10'
Window with garden views

Wet Room/Shower Room
9,9, x 5'4'
Walk in shower, wash hand basin, low level wc, towel rail

Living Room
20'6' x 18'3'
Windows to side

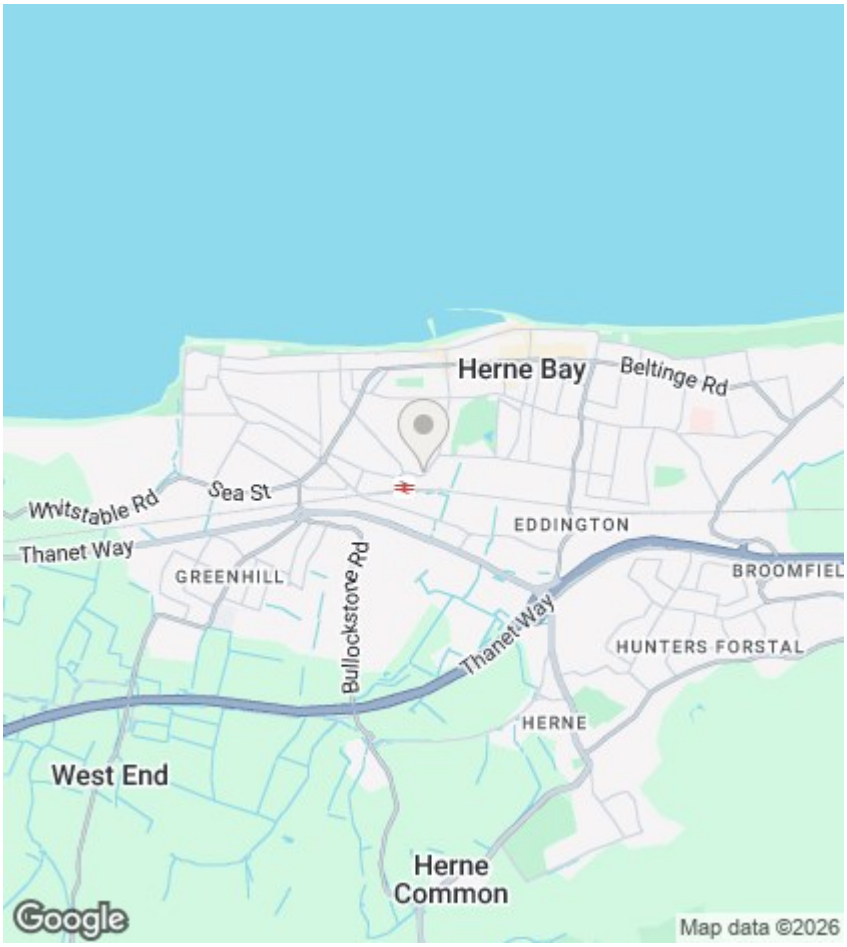
Kitchen/Diner
14'11' x 11'3'
Selection of matching wall and base units, stainless steel sink and drainer, hob with oven, integrated washer and dryer, integrated dishwasher, cupboard housing boiler, door to rear opening to communal gardens and car park

Study
5'11' x 5'5'
Window

OUTSIDE

Allocated Parking Space

COUNCIL TAX BAND C

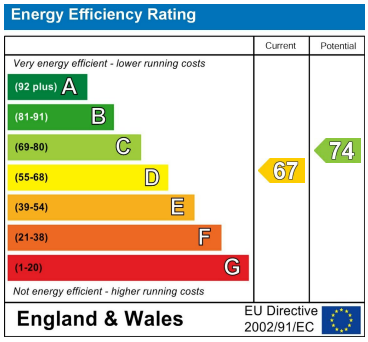


Viewings

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

EPC Rating:

D





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