



28 Brian Roberts Beach Street, Herne Bay, Kent, CT6 5PW



2nd Floor House Manager assisted complex 1 bedroom Retirement Flat. Partially overlooking the communal garden. Requires complete updating but offered with no forward chain. Convenient town location. Lease is 99 years from 25/03/1988. No Ground rent, The service charge in November 2021 was £157.65 per month.



£75,000 Leasehold



Entrance Hall

Storage cupboard with consumer unit. Airing cupboard and hot water tank. Storage heater.

Bathroom/WC

8'7 x 5'6 (2.62m x 1.68m)
In need of refurbishment.

Bedroom

11'9 x 8'7 (3.58m x 2.62m)
Double glazed window overlooking garden and courtyard. Storage heater. Power points.

'L' Shaped Lounge/Kitchen

15'3 x 15'6 (4.65m x 4.72m)
Overlooking garden and courtyard. Double glazed window. Storage heater. Power points. Kitchen is in need of refurbishment.



Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
100-109 kWh/m ² A	100-109 g/kWh A			100-109 g/kWh A	100-109 g/kWh A		
81-100 kWh/m ² B	81-100 g/kWh B			81-100 g/kWh B	81-100 g/kWh B		
69-80 kWh/m ² C	69-80 g/kWh C			69-80 g/kWh C	69-80 g/kWh C		
55-68 kWh/m ² D	55-68 g/kWh D			55-68 g/kWh D	55-68 g/kWh D		
39-54 kWh/m ² E	39-54 g/kWh E			39-54 g/kWh E	39-54 g/kWh E		
21-38 kWh/m ² F	21-38 g/kWh F			21-38 g/kWh F	21-38 g/kWh F		
11-20 kWh/m ² G	11-20 g/kWh G			11-20 g/kWh G	11-20 g/kWh G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	