



19 Chislet Court Pier Avenue, Herne Bay, Kent, CT6 8PD



VACANT CHAIN FREE FIRST FLOOR, ONE BEDROOM SOUTH FACING SELF- CONTAINED APARTMENT FORMING PART OF A VERY POPULAR RESIDENTIAL RETIREMENT HOUSING COMPLEX BUILT IN 1989 . CENTRALLY LOCATED IN A GREAT POSITION AND ONLY A STONES THROW FROM THE SEAFRONT AND THE TOWN CENTRE . THIS WELL APPOINTED APARTMENT HAS ALSO THE BENEFIT OF FRENCH DOORS ONTO A SMALL SOUTH FACING BALCONY COMING DIRECTLY OFF THE BEDROOM . FEATURES DOUBLE GLAZING AND ALL ELECTRIC CENTRAL HEATING .THE COMPLEX OFFERS THE USE OF A LARGE COMMUNAL SEA FACING GROUND FLOOR LOUNGE WITH KITCHEN . ALSO THERE IS A COMMUNAL ROOF TOP CONSERVATORY AND SUN DECK WITH TEA POINT AND W.C FACILITIES . SEA VIEWS. A GREAT SELLING POINT FOR ANY OWNER OF THIS APARTMENT IS THE NEW LEASE WHICH HAS RECENTLY BEEN GRANTED TO THE APARTMENT FOR A TERM OF 189 YEARS FROM THE 1ST JULY 1989 GIVING A TERM PRESENTLY REMAINING OF 155 YEARS . THE GROUND RENT HAS BEEN FIXED AT £100 PER ANNUM .THE SERVICE CHARGE CURRENTLY STANDS AT £235.96 PER CALENDER MONTH . ALL FLOORS IN THE BUILDING ARE SERVED BY A LIFT OR COMMUNAL STAIRS . THERE IS A GUEST BEDROOM AVAILABLE TO HIRE (SUBJECT TO AVAILABILITY)FOR VISITORS TO RESIDENTS .

Offers In The Region Of £129,000 Leasehold



Entrance Hall

Electric Storage Heater . storage cupboard, airing cupboard with hot water tank . Emergency call point .

Shower room/wc

Shower cubicle with electric shower unit , wc suite, pedestal washbasin, mirror, shavers point , extractor unit , electric wall heater , heated towel rail , Emergency call point .

Front Bedroom (South facing)

12'9" x 9'3" (3.89m x 2.82m)

Built in wardrobes with mirror fronted doors , power points , electric storage heater , pair of french doors to small balcony, emergency call point

Lounge /Diner (South facing)

16'6" x 10'5" (5.04m x 3.18m)

Double glazed windows , electric storage heater , tv point , power points , telephone point , opening to kitchen emergency call point

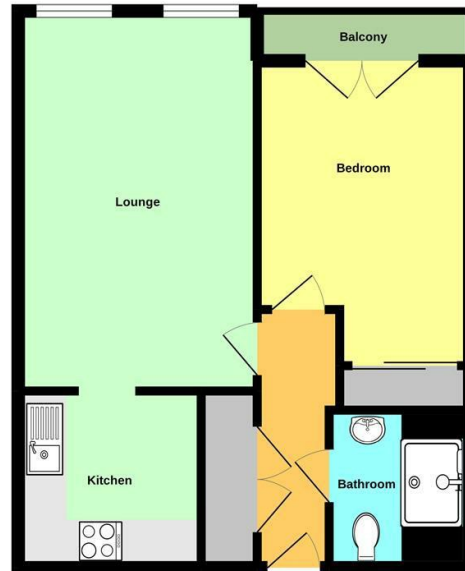
Kitchen

7'6" x 7'6" max measurements (2.3m x 2.3m max measurements)

Base units ,wall cupboards , electric hob, stainless steel sink unit , extractor unit , power points .



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with NetScout 02/02.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



