



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



First Floor House Managed retirement flat, great central location. The only flat in this building that has a full size balcony overlooking the sea/sea front and directly opposite the pier stage. The 2 bedroom accommodation creates a holiday type atmosphere as the main bedroom also has a door to the balcony with sea views etc. Larger than average kitchen and shower room. Must be viewed. No forward chain. Extended lease 140 year lease from 1989, 110 years left. Service charge £294.08 monthly Ground Rent £194.00 Every 6 months

**£275,000 Leasehold**



## Entrance Hall

Double built in wardrobe. Airing cupboard with hot tank. Power points. Storage heater.

## Lounge

16' x 11' (4.88m x 3.35m)

Double glazed door to balcony. Double glazed window with sea views. T.V. point. Power points. 2 storage heaters. Opening to:-

## Kitchen

10' 10 x 8' (3.30m x 2.44m)

Stainless steel sink unit. Tumble drier (not new) Power points. Fridge/freezer (not new) Electric oven and hot. Extractor unit. Tiling. Unit underlighting.

## Bedroom

14'9"x10'4" (4.50x3.15)

Power points. Double glazed door to balcony. Direct sea views. Built-in wardrobe with mirror doors.

## Bedroom

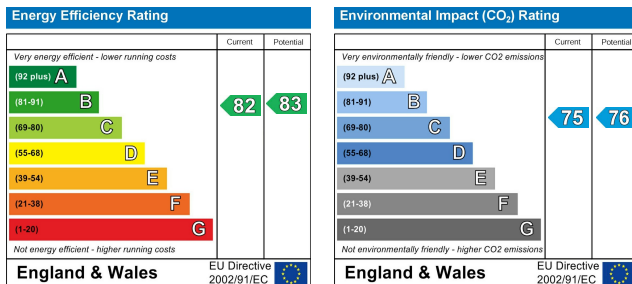
11'3 x 6'7" (3.43m x 2.01m)

Electric wall heater. Power points. Direct sea views.

## Shower/W.C.

9'9 x 6'5 (2.97m x 1.96m)

Low level W.C. suite. Pedestal washbasin. Mirror with shaver and light unit over. Heated towel rail. Shower cubicle with electric shower unit. Extractor unit. Wall heater.



**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.

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