



Flat A 56 William Street, Herne Bay, CT6 5PB



NICELY PRESENTED GROUND FLOOR 1 BEDROOM LEASEHOLD FLAT CURRENTLY LET AT £600 PCM EXCL. THE TENANT WISHES TO REMAIN IN OCCUPANCY AND IT IS POSSIBLE TO INCREASE THE RENT ACCORDINGLY .LOCATED IN A CONVENIENT CENTRAL POSITION JUST OFF THE MAIN HIGH STREET AND IN CLOSE PROXIMITY OF SCHOOLS, PARK, LOCAL SHOPS AND SEA FRONT ..GAS CENTRAL HEATING ..DOUBLE GLAZING ...HANDY REAR SOUTH WEST FACING GARDENLEASE WAS BORN ON 2006 FOR 125 YEARS ..NO SERVICE CHARGES ... THE VIDEO SHOWING THIS GROUND FLOOR ALSO SHOWS THE FIRST FLOOR CURRENTLY FOR SALE

£170,000 Leasehold



Communal Entrance Porch

Door to Entrance Hall of Flat

power points , radiator

Bedroom (off hall)

9'6" x 6'5" (2.91m x 1.97m)

radiator ,power point

Lounge/Dining Room /Kitchen

25'9" x max depth x 13'10" reducing to 7'9" (7.85m x max depth x 4.24m reducing to 2.37m)

door to rear garden , tv point , stainless steel sink unit with mixer taps , telephone point, base units , wall cupboard , electric oven , gas hob , radiator , built in cupboard , gas boiler , plumbed for washing machine .,door to bathroom /wc

Bathroom /wc

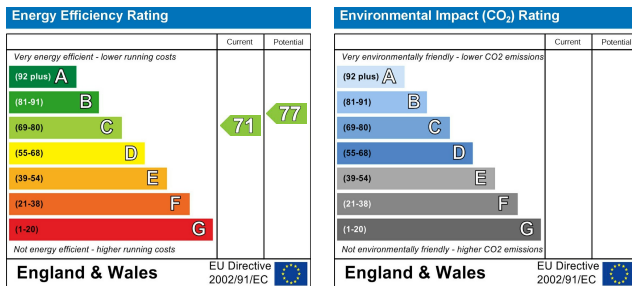
8'7" x 4'7" (2.63m x 1.4m)

radiator, low level wc suite , extractor unit, panelled bath, pedestal washbasin, sealed unit double glazed window.

Rear garden

29'11" x 13'1" (9.14m x 4m)

,lawned area facing south west , hose tap , pedestrian rear gate..



Note:

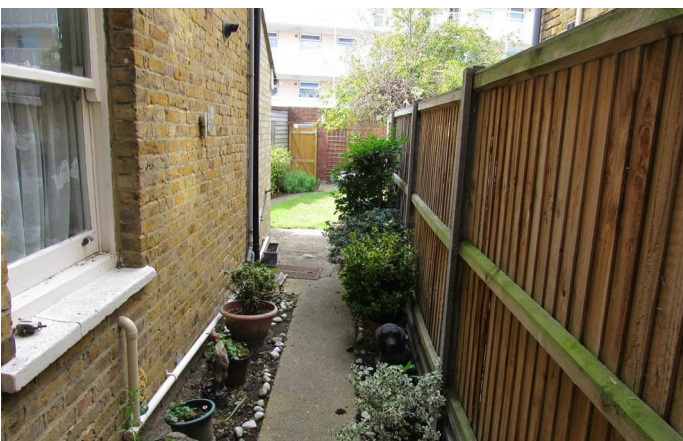
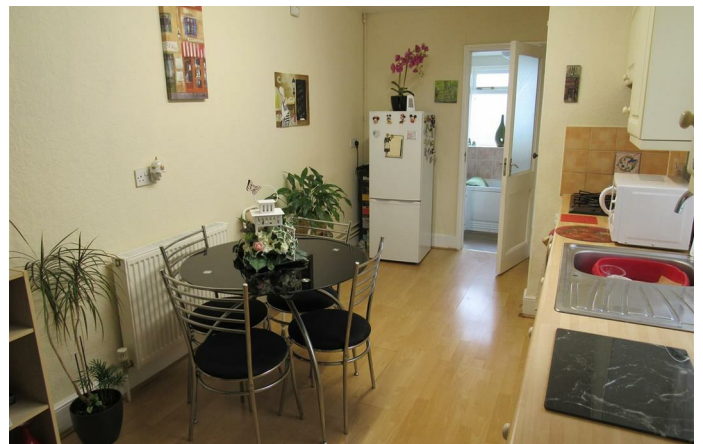
We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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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