



Flat 2 72 Mortimer Street, Herne Bay, CT6 5PS



NICELY APPOINTED LIGHT AND AIRY FIRST FLOOR 2 BEDROOM LEASEHOLD FLAT OFFERING APPROX 900 SQUARE FEET OF ACCOMMODATION. LOCATED IN THE TOWN CENTRE MINUTES FROM THE SEA FRONT ,SHOPPING PRECINCT AND MAIN HIGH STREET. THE FLAT IS SET OVER A SHOP WHICH MAY RESTRICT SOME MORTGAGE APPLICATIONS ,PLEASE CHECK FOR ANY RESTRICTIONS WITH A LENDER BEFORE VIEWINGTHE FLAT HAS BEEN WELL MODERNISED THROUGHOUT AND OFFERS GAS CENTRAL HEATING AND SOME RECENTLY INSTALLED DOUBLE GLAZING TO THE REAR .THE GENEROUS SIZE LOUNGE/DINING ROOM IS THE KEY FEATURE TO THIS PROPERTY ALONG WITH AN APPROX 139 YEARS UNEXPIRED LEASE. AMPLE ROOF STORAGE .

£225,000 Leasehold



Main Entrance Hall

STAIRS TO FLAT

Flat Entrance Hall

Door entry system ,radiator ,

Shower /Bathroom/ Wc (off hallway)

10'4" x 4'9" (3.17m x 1.45m)

Shower cubicle , panelled bath ,low level wc suite ,pedestal washbasin ,radiator

Lounge /Dining Room

21'2" x 17'7" into bay window (6.46m x 5.37m into bay window)

2 radiators , ample power points , fireplace (currently not in use).

Bedroom (off Dining Room)

16'3" depth x 9'10" (4.96m depth x 3m)

Power points , tv cables , radiator , New double glazed window ,built in cupboard ,

Kitchen (off Lounge /Dining)

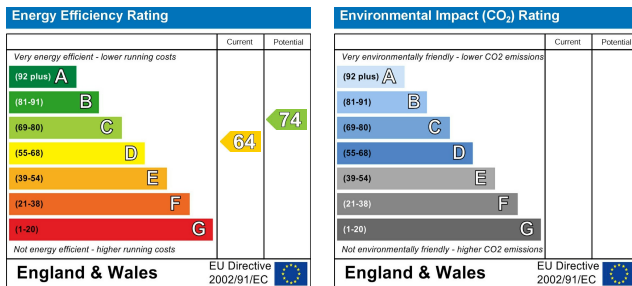
10'4" x 9'4" max depth (3.17m x 2.86m max depth)

Range of base Units, wall cupboards , stainless steel sink unit , New double glazed window, radiator , wall mounted combi condensing Worcester boiler for central heating and hot water , , gas hob, electric oven, plumbed for washing machine , access to spacious loft space .

Bedroom 2 (front)

10'5" x 9'6" (3.2m x 2.9m)

power points , radiator ,



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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