



Flat 19 Cavendish Court High Street, Herne Bay, Kent, CT6 5LB



Vacant First Floor house managed 1 bedroom leasehold flat. Electric central heating. Central location in High Street and close to sea front. Bay window with some sea glimpses .91 YEARS UNEXPIRED LEASE .£150 PER ANNUM GROUND RENT. APPROX ANNUAL SERVICE CHARGE £2408 . Communal rear garden .



£129,995 Leasehold



Communal Access to First Floor

Entrance Hall

Telephone point. Power points. Cupboard housing consumer unit.

Shower Room/WC

5'6" x 6'6" max width (1.69m x 2m max width)

Low level WC suite. Shower cubicle with electric shower unit. Pedestal wash hand basin. Extractor unit. Fitted cupboard. Tiling.

Bedroom (west)

8'10" x 12'1" (2.7m x 3.7m)

Storage heater. Power points. Built in wardrobe.

Lounge/Dining

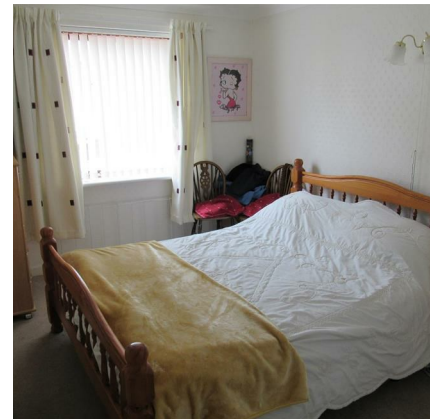
18'4" into bay window x 10'6" (5.6m into bay window x 3.22m)

Limited sea views from bay. Television point. Power points. Storage heater.

Kitchen

5'2" x 7'4" (1.6m x 2.24m)

Base units. Wall cupboard. Recess for fridge. Stainless steel sink unit. Electric cooker point.



Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
100-90%	A			100-90%	A		
81-91%	B			81-91%	B		
69-80%	C			69-80%	C		
55-68%	D			55-68%	D		
39-54%	E			39-54%	E		
21-38%	F			21-38%	F		
1-20%	G			1-20%	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	