



### 18 Chislet Court, Pier Avenue, Herne Bay, CT6 8PD



VACANT CHAIN FREE NICELY APPOINTED COMPACT FIRST FLOOR 1 BEDROOM SELF-CONTAINED RETIREMENT FLAT SET ON A PROMINENT MODERN COMPLEX BUILT IN 1989 ,CONVENIENTLY POSITIONED JUST OFF THE SEA FRONT AND TOWN CENTRE . BUS ROUTE TO MAIN LINE RAILWAY STATION . THE FLAT IS BENEFITING FROM A COMPLETE REFURB DATING BACK TO 2017 WITH ADDITIONAL IMPROVEMNTS CARRIED OUT IN 2022 . NICE LIGHT AND AIRY ACCOMMODATION WITH PARTIAL SEA VIEWS .AND BALCONIES , ELECTRIC CENTRAL HEATING , DOUBLE GLAZING . THE COMPLEX BOASTS A ROOF GARDEN, CONSERVATORY WITH KITCHEN AND W.C ALL LOCATED ON THE TOP LEVEL WITH THE BONUS OF SEA VIEWS ,THERE IS A RESIDENTS GROUND FLOOR LOUNGE FACING THE SEA WITH KITCHEN ,ALSO WITHIN THE COMPLEX IS A LAUNDRY ROOM AND MOBILITY PARKING AND STORE ROOM .VIEWING IS STRONGLY RECOMMENDED .A DISCOUNT WILL BE AVAILABLE TO HELP TOWARDS THE LEASE EXTENSION FOR A QUICK SALE .

**Offers In The Region Of £149,995 Leasehold**



## Communal Entrance Hall

Lift to all floors plus staircase to all floors , House Managers office , Waiting area/Reception , Access to residents Lounge . Access to laundry room and salon .

## Flat Entrance Hall

Storage cupboard with economical hot water heater , call point and emergency line ,storage radiator ,

## Modern Shower/wc

Shower cubicle ,electric shower unit , heated towel rail, mirror with lights , vanity wash basin , low level wc suite , fully tiled walls , extractor unit , tiled floor .

## Bedroom

14'11" x 8'11" excl.recess (4.56m x 2.73m excl.recess)

Pair of double glazed doors to south facing balcony, power points , storage radiator, built in wardrobe with glazed doors , emergency pull cord ,

## Lounge/Diner/Kitchen

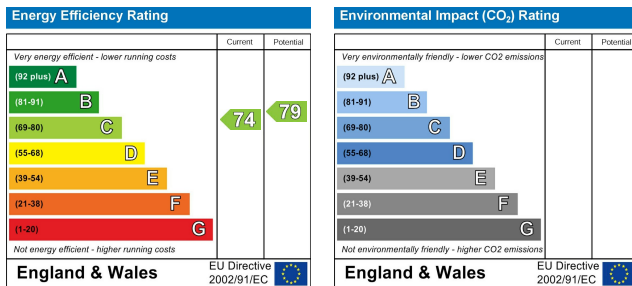
18'4" max x 9'6" max at widest point (5.59m max x 2.90m max at widest point )

Irregular design room , very light with East/West aspect with pair of double glazed doors to balcony, deep storage cupboard with consumer unit , tv point, storage radiator ,,opening into kitchen area .

## Kitchen Area

8'5" max x 7'7" max (2.57m max x 2.33m max )

Modern range of base units & wall cupboards , circular bowl stainless sink unit , slimline dish washer, integrated fridge/freezer , integrated electric oven , Beko induction hob & extractor unit.



**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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