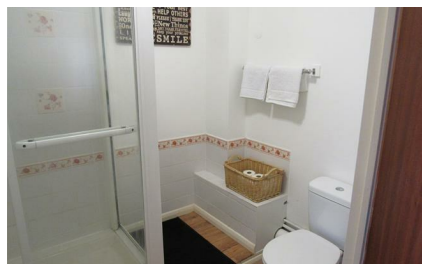




35 Brian Roberts House Beach Street, Herne Bay, Kent, CT6 5PW



Nicely presented top floor 1 bed self contained leasehold retirement flat located facing Mortimer Street in a convenient central position literally just off the town centre, shopping precinct and seafront. Offered with no forward chain. Electric central heating and double glazing. Recently extended lease to 189 years from 25/3/88 (153 years unexpired). No ground rent. Service charge for April 2024 ~ March 2025 is £2605.92 (£217.16 per month).



Offers In The Region Of £105,000 Leasehold



Entrance hall

Storage radiator. Good size storage cupboard with consumer unit and light. Power points. Additional storage with water heater.

Shower/WC

5'8" max depth x 7'3" max width (1.73m max depth x 2.21 max width)
Shower cubicle. Electric shower unit. Vanity wash hand basin. Light and shaver point. Electric wall heater. Low level WC. Extractor fan.

Bedroom

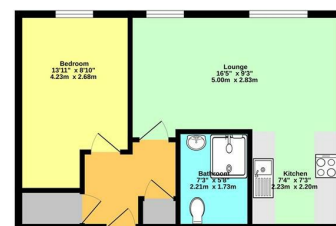
13' 10" x 8' 9" (4.23m x 2.68m)
Double glazed window and blind. Power points. Electric radiator.

Lounge

16' 4" x 9' 3" (5m x 2.83m)
Storage radiator. 2x double glazed windows with blinds. Television point. Power points. Door entry system. Telephone point. Opening to

Kitchen

7'3" deep x 7'2" wide (2.23m deep x 2.20m wide)
Wall cupboards and base units. Stainless steel sink unit. Recess for fridge/freezer. Electric hob. Electric oven. Power points.



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | | (92-100) 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 | |