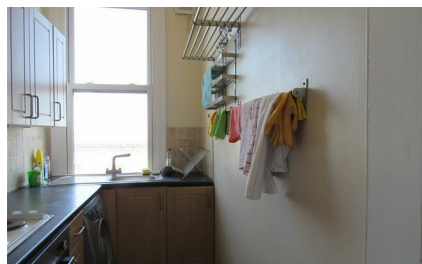




### Flat 3, 90 Central Parade, Herne Bay, Kent, CT6 5JJ



1st floor self contained leasehold flat on 2 levels located in a central position on the sea front with direct sea views. Offered with no forward chain. Gas central heating and mainly doubled glazed. 125 years lease from 29/9/92 93 years unexpired, share of Freehold Title Ground rent £50.00. Designed as a 2 bedroom flat but would probably suit better as a 1 bedroom with dressing room due to the current split level arrangement with the bedrooms and bathroom.



**Offers In The Region Of £195,000 Leasehold**



Communal Entrance Hall

Flat 3

Front door into lobby. Consumer unit.

Galley Style Kitchen

8'6" depth x 4'11" wide max (2.6m depth x 1.5m wide max)  
Front and sea views. Double glazed window. Sink unit. Wall cupboards. Electric oven and hob. Power points.

Lounge

14'7" into double glazed bay x 10'9" (4.46m into double glazed bay x 3.28m) (excluding recesses) Sea front and sea views. High ceiling. Power points. Television point. Door to

Bedroom

11'5" x 10'11" max width (3.5m x 3.35m max width)  
High ceiling. Radiator. Power points. Stairs down to lower level.

Bathroom/WC

5'10" max depth x 5'0" max width (1.79m max depth x 1.53m max width)  
Panelled bath. Low level WC. Wash hand basin.

Back Bedroom

9'7" wide x 5'7" (2.94m wide x 1.72m)  
Double glazed window. power points. Boiler.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(81-91) <b>B</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	