



Flat 1st floor, 31 Avenue Road, Herne Bay, Kent, CT6 8TG



Vacant First Floor 1 bedroom Self- Contained Leasehold Flat with some sea views from the Lounge .Available to purchase with NO Forward Chain and an unexpired lease of approx 148 years. Located on a prominent corner site in a semi detached house converted many years ago into 2 self contained flats . Convenient and centrally positioned for easy access to the sea front and town centre and walking distance of the main line railway station . Gas central heating . Please note that there is No garden or parking space available with this flat . On road parking may at times be a bit restricted so a parking permit from the local council may be advisable . Ideal for Air BnB, Holiday Lets etc . The flat would now benefit from some updating , sensibly priced for a quick sale ...*****
*****.THE VENDOR IS CURRENTLY UNDERGOING SOME REMEDIAL REPAIRS SO THIS FLAT CAN BE PURCHASED AT THE REDUCED PRICE FOR A LIMITED PERIOD ONLY SO EARLY VIEWING IS ADVISED TO SECURE AN EARLY PURCHASE DEAL.

Chain Free £150,000 Leasehold



Ground Floor

Main Entrance

Door to flat off street. Stairs to flat

Entrance Lobby

Gas meter in small cupboard.

3 stairs to: Half Landing

8 stairs to:-

Split level Hallway

Built-in cupboard with consumer unit. Access to roof space. Radiator. Power point. . Telephone point.

Separate W.C.

Low level W.C. suite. Radiator. Double glazed window.

Shower/Bathroom

7'10" x 6'10" (2.4m x 2.1m)

Shower cubicle with mains shower unit. Panelled bath. Vanity washbasin. Radiator. Double glazed window.

Kitchen

10'4 x 10'4 (3.15m x 3.15m)

Stainless steel sink unit. Range of base units . Free standing gas cooker. Power points. Worcester wall mounted combi boiler for central heating and hot water. Double glazed window. Plumbed for washing machine. Radiator.

Bedroom

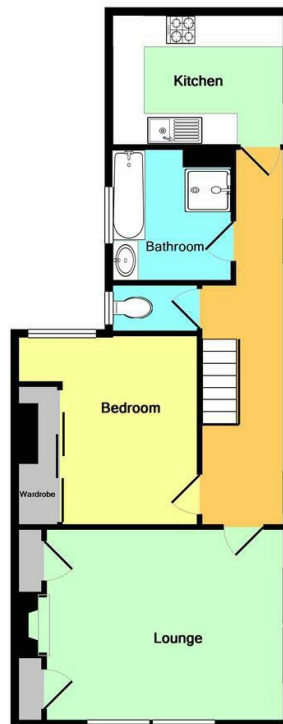
11'4" x 10'8" (3.46m x 3.26m)

Fitted wardrobes. Radiator. Power points. Double glazed window.

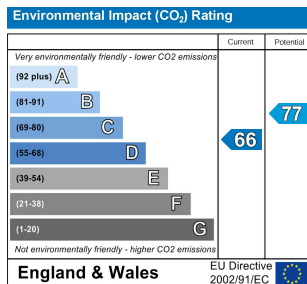
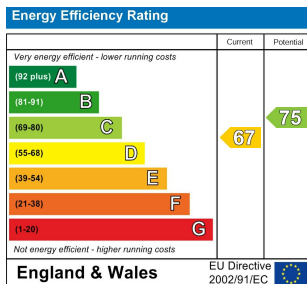
Lounge

13'10" x 11'7" (4.22m x 3.55m)

Double aspect room with some sea views .Power points. Built-in cupboard. Fireplace. Gas point. Radiator. Fibre optic internet connection point



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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