



2 Ridgeway Cliff, Herne Bay, CT6 8JQ



Virtual Freehold ,15 year old 2 bedroom ground floor flat forming part of a superior development on the west side of the town on the corner of Western Esplanade & Ridgeway Cliff . This flat has a 982 years unexpired lease with a service charge payable of £300 per quarter and a ground rent payable of £100 per year .Please note that the flat cannot be sold for the usage of Short Lets or Air BnB. Great location with the sea front at hand and bus route close-by .Secure rear parking .Gas Central Heating .Full Double Glazing

Offers In The Region Of £350,000 Leasehold



Communal Entrance Hall

Accessed from Ridgeway Cliff only .PLEASE NOTE THERE ARE STEPS UP TO THE MAIN DOOR OF THE BUILDING .

Door to flat

Entrance Hall

L shaped , radiator, storage cupboard ,

Front Lounge /Kitchen/Breakfast Room

20'2" max depth x 18'2" max width (6.16m max depth x 5.56m max width)

Wall cupboards, base units , stainless sink unit with mixer tap ,5 burner hob, electric oven, luxury AEG extractor unit , unit under lighting ,glass display shelf, fridge /freezer , cupboard housing gas boiler for central heating, power points , tv point ,telephone point radiator, breakfast bar ,double glazed doors to the Front Patio Area with light .

Bathroom/wc

Panelled bath with mixer tap ,washbasin, low level wc suite, tiling ,large wall mirror , extractor unit, heated towel rail , mirror fronted wall cabinet , shavers point .

Bedroom (West)

13'6" depth x 9'4" width (4.13m depth x 2.86m width)

Fitted double wardrobe, double glazing , power points , radiator, tv point ,

Back Bedroom (West)

13'9" x 8'7" (4.2m x 2.62m)

Large fitted wardrobe, radiator, double glazed window, power points .

En -suite Shower /wc

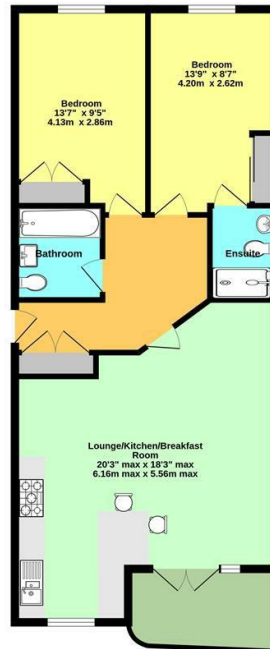
Shower cubicle , low level wc suite, wash basin , heated towel rail , tiling , large mirror ,

Secure Parking

Top left hand corner of the main car park is the allocated parking space for this flat , Electric gates .

South Facing Patio Area

Located to the rear of the flat accessed through the car park .



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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