



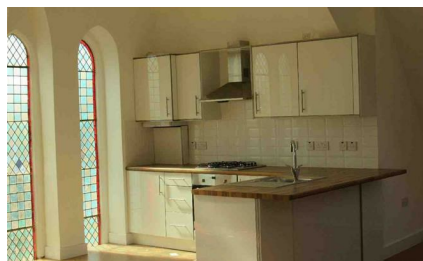
### Charles Bell Apartments, Flat 9 High Street, Herne Bay, Kent, CT6 5LA



130 year old church building located in the High Street of Herne Bay on the corner of Beach Street, conveniently positioned in the town centre, very close to sea front and car parking facilities. Now converted to a very high standard are 9 self-contained apartments with varying specifications all with double glazing, gas central heating, fitted kitchens and quality bathrooms. Completion of the project estimated mid 2015.

Each apartment is priced accordingly and is offered with a (new) 125 years lease. Ground Rent £100.00 per annum rising every 25 years. Service charge for each apartment to be confirmed.

SORRY DUE TO A TECHNICAL PROBLEM THERE WILL BE NO FURTHER VIEWINGS TO THIS FLAT UNTIL FURTHER NOTICE



**£250,000 Leasehold**



## Kitchen

### Ground Floor

Access from High Street plus steps to main front entrance door.

### Main entrance hall

Fire alarm system. Electric meters.

### Level 1

13 Shallow stairs to:-

### Half Landing

2 double glazed east facing windows plus 5 shallow stairs to:-

### Main Level 2 Landing

11 shallow stairs to:-

### Half landing

Plus 5 shallow stairs and door to:-

### Level 3

### Inner hall

Power points and doors to Flats 8 & 9.

### Flat 9

#### Entrance hall

11'x8' (3.35mx2.44m)

Ceiling height 9'9 max. Door entry phone. Power points. Fitted cupboard housing electric consumer unit.

#### Bedroom

14'3" x 10'3" max width (4.34m x 3.12m max width)

West facing velux roof window. Radiator. Power points. Fitted carpet.

#### Bathroom & W.C.

West facing velux roof window. Panelled bath with mixer taps, shower attachment, shower screen. Low level W.C. suite. Vanity washbasin. Tiled floor. Tiled walls. Medicine cabinet. Heated towel rail.

#### Bedroom

11'7" x 10'9" max depth (3.53m x 3.28m max depth)

Max ceiling height 9'9. (East facing with velux roof window) Radiator. Power points. Fitted carpet.

#### Pair of glazed doors off Hall to:-

#### Feature Lounge/Kitchen

27'5" max width x 19'10" max depth (8.36m max width x 6.05m max depth)

Stainless steel sink unit. Range of base units and wall cupboards. Integrated gas hob and electric oven. Stainless steel extractor hood. 2 radiators. Unit underlighting. Cupboard housing gas boiler for central heating and hot water. Washing machine. Small breakfast bar facility. Power points. 2 velux roof windows (facing east and west) Central T.V. point. Telephone point.

#### Please note

The main window facing south is at present still a stained glass church window but is subject to any purchasers requirements which can be discussed with the vendor of the development; prior to purchase but will be contractual.



## Council tax

### Please note

All viewings are strictly by appointment only. In the event of your offer being made and accepted on this property, please ensure that you have proof of funds in respect of an offer letter in principle from a lending source and/or proof of funds by producing a current bank and/or building society statement(s). We shall also require the relevant information of your solicitor(s) and Estate Agents etc where applicable that have been appointed by you in order for us to process the transaction(s). Once you have provided the relevant information required this property will then be marked as sold subject to contract.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <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>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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