



Charles Bell Apartments, Flat 8 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 FOR THIS FLAT UNTIL FURTHER NOTICE



£250,000 Leasehold



Ground Floor

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

Communal Entrance Hall

Shallow steps to:-

Level 3

Inner Hall

Power points. Door to:-

Flat 8

'L' shaped Entrance Hall

Radiator. Door entry phone. Smoke detector. Plus fitted cupboard housing electric consumer unit. Power points.

Bedroom

10'8 x 15'4 including sloping ceilings (3.25m x 4.67m including sloping ceilings)
Max ceiling height 9'. Velux roof window facing south. Radiator. Power points.

Ensuite Shower/W.C.

Corner shower cubicle. Heated towel rail. Vanity washbasin. Medicine cabinet. Tiled walls. Low level W.C. suite. Extractor unit.

Lounge/Kitchen

23' max width x 11'5 (7.01m max width x 3.48m)

Pair of glazed doors off Hall. Stainless steel sink unit. Range of base units and wall cupboards. Unit underlighting. Washing machine. Integrated gas hob and electric oven. Stainless steel extractor hood. Cupboard housing gas boiler for central heating and hot water. 2 radiators. Central T.V. point. Power points. Telephone point.

Bathroom & W.C.

(no window) Panelled bath with mixer taps and shower screen. Vanity washbasin. Low level W.C. suite. Heated towel rail. Tiled walls. Tiled floor. Extractor unit.

Bedroom (south facing)

14'5 into sloping ceiling x 10'9 (4.39m into sloping ceiling x 3.28m)
Max ceiling height 9'. Velux roof window. Power points. Radiator.

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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) 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	

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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