

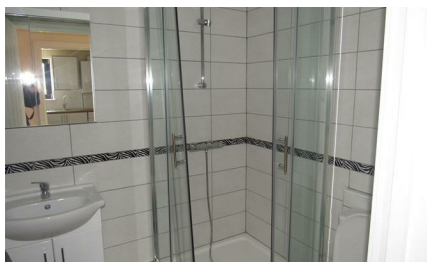


## Charles Bell Apartments, Flat 5 High Street, Herne Bay, Kent, CT6 5LA



130 year old church building located on the corner of the High Street and Beach Street of Herne Bay, conveniently positioned in the town centre, very close to sea front and car parking facilities. Now converted to a very high standard are 8/9 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 year lease. Ground rent £100.00 per annum rising every 25 years. Service charge for each apartment to be confirmed.



**£250,000 Leasehold**



### First Floor

#### Entrance Lobby

Radiator. Smoke detector.

#### Flat door

#### Main Hall

21' long (6.40m long)

Power points. Smoke detector. Built-in cupboard with electric fuse box. Door entry system. Pair of doors to:-

#### Lounge

21'6 x 12'4 (6.55m x 3.76m)

2 Radiators. Ample power points. Dimmer switches. Satellite T.V. point. Telephone point.

#### Kitchen

10'2 max x 6'9" max (3.10m max x 2.06m max)

Stainless steel sink unit. Range of base units and wall cupboards. Stainless steel extractor unit. Integrated gas hob and electric oven. Washing machine. Slimline dishwasher. Power points. Gas boiler for central heating and hot water. Tiling.

#### Shower Room/W.C.

Corner shower cubicle with mains shower unit. Vanity washbasin. Low level W.C. suite. Heated towel rail. Mirror fronted medicine cabinet. Extractor unit. Tiled walls and floor.

#### Bedroom )

10'0"x9'5" (3.05x2.87)

Radiator. Power point.

#### Bedroom

13'10" x 11'5 max width (4.22m x 3.48m max width)

Radiator. Power points.

#### Bedroom

12' x 9' (3.66m x 2.74m)

Radiator. Power points.

#### Bathroom & W.C.

Panelled bath with shower screen, mixer taps and shower attachment. Vanity washbasin. Low level W.C. suite. Tiled floor and walls. Heated towel rail. Mirror with light. Extractor unit.

#### 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
102-91kWh A		192-91kWh A	
81-91kWh B		181-91kWh B	
69-80kWh C		169-80kWh C	
55-68kWh D		155-68kWh D	
39-54kWh E		139-54kWh E	
21-38kWh F		121-38kWh F	
11-20kWh G		11-20kWh G	
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