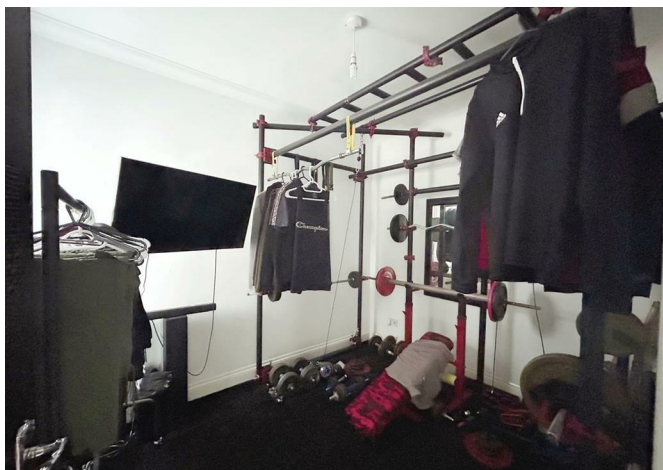
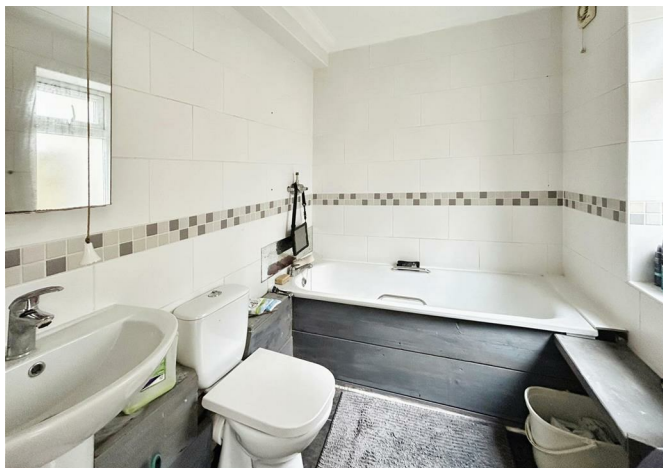




**Flat A, The Cottage, 1 Queens Gardens, Herne Bay, CT6 5BS**  
**Offers over £225,000**





## Flat A, The Cottage, 1 Queens Gardens, Herne Bay, CT6 5BS Offers over £225,000

Discover this delightful two-bedroom ground-floor flat located in the sought-after area of Queens Gardens, Herne Bay. Offering a blend of comfort and convenience, this property is ideal for those looking for a spacious and well-maintained home.

Both bedrooms are generously sized, providing ample space for relaxation and storage. The lounge/dining area is perfect for both entertaining and everyday living.

The conservatory, leading off the lounge/dining room, is a highlight of this property. With double doors opening to the garden, it seamlessly blends indoor and outdoor living spaces, perfect for enjoying the garden views year-round. The spacious kitchen, conveniently located off the dining area, is well-appointed with ample counter space and storage.

Additionally, the utility area offers additional space for laundry and storage offering access to the side of the property. The modern bathroom features contemporary fixtures and fittings, ensuring a comfortable living experience.

The real showstopper of this property is the generously sized garden. Perfect for outdoor entertaining, gardening, or simply unwinding in the fresh air, this garden is a true oasis. Located at the rear of the garden, the workshop is a fantastic addition for DIY enthusiasts or those needing extra storage space.

Situated in the popular Queens Gardens area, this flat offers easy access to local amenities, schools, and public transport. Herne Bay's charming seafront, shops, and restaurants are just a short stroll away, making this the perfect location for a relaxed yet convenient lifestyle. Don't miss out on the opportunity to make this charming flat your new home.

Tenure: Leasehold / Ground Rent £50 per annum / Service Charge: 24th June 2023 to 24th June 2024 £1857.38

Council Tax Band: A

EPC: D



## Description

### Agents Notes:

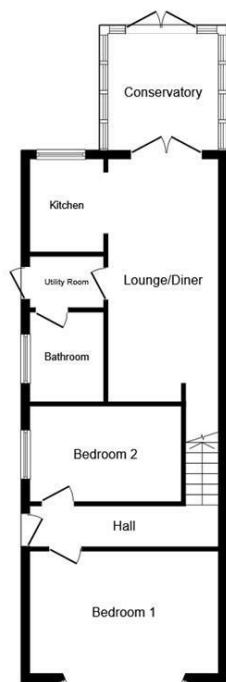
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





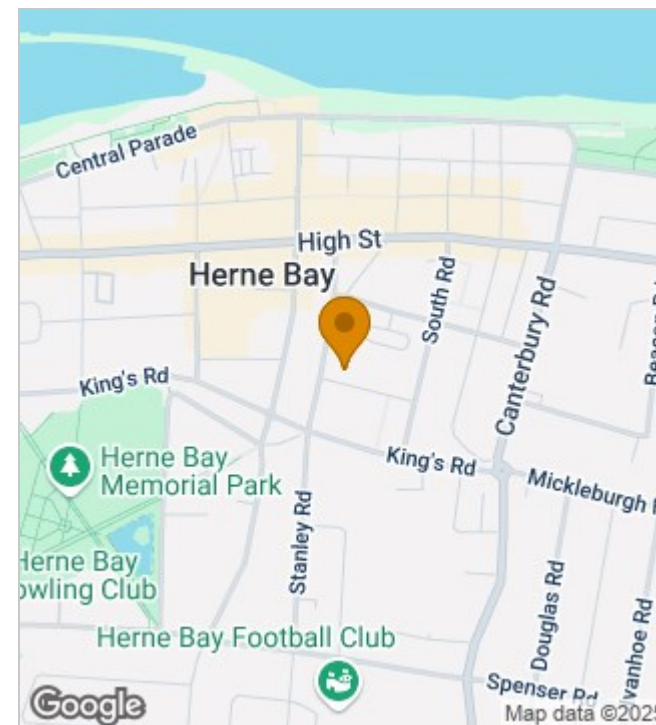


## Floor Plan

Floor area 66.9 m<sup>2</sup> (721 sq.ft.)

TOTAL: 66.9 m<sup>2</sup> (721 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP  
Tel: 01227 949291 | Email: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[www.zesthomes.uk](https://www.zesthomes.uk)

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