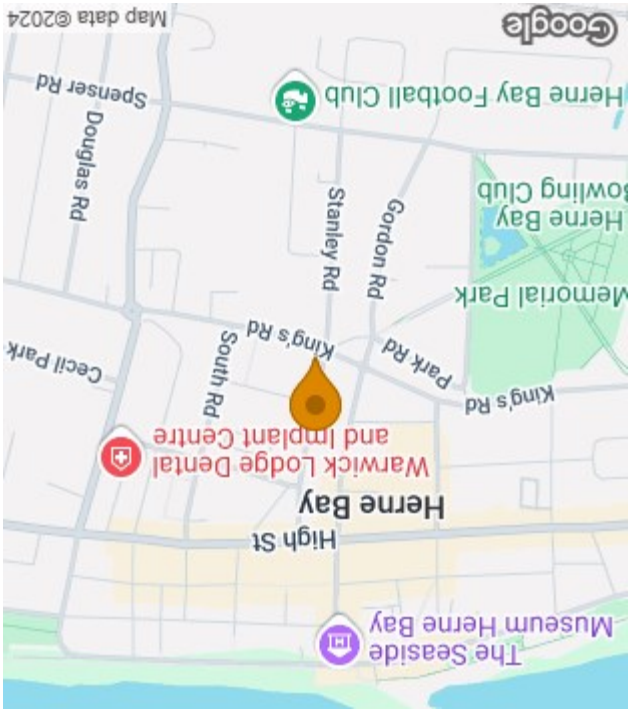


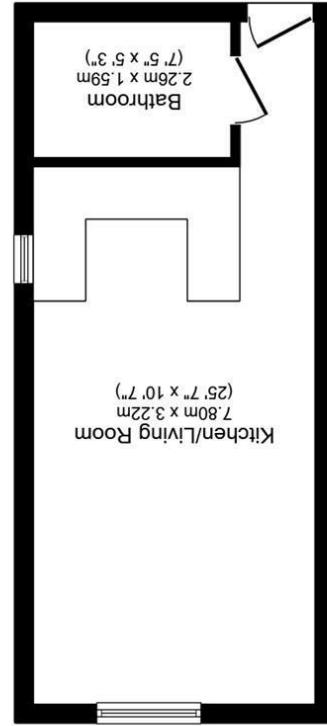
Energy Efficiency Rating	
Potential	80
Current	69

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



**Floor Plan**  
 Floor area 25.1 sq.m. (270 sq.ft.)



TOTAL: 25.1 sq.m. (270 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



**Flat 4, 52 Kings Road, Herne Bay, CT6 5DA**  
**£120,000**



## Flat 4, 52 Kings Road, Herne Bay, CT6 5DA

### £120,000

The flat is thoughtfully designed with an open-plan living and bedroom area, optimizing space for both functionality and comfort. The separate kitchen area is well-appointed, providing a distinct space for cooking and dining. Additionally, the property features a generously sized shower room, enhancing the overall appeal of this compact yet well-proportioned studio.

#### Tenure:

The property is leasehold with the added benefit of a share of the freehold, ensuring a secure and appealing investment. The lease has a remarkable 999 years remaining, offering peace of mind and long-term stability.

#### Investment Potential:

With its prime location on Kings Road and strong rental yield, this property is an ideal addition to any investment portfolio. The combination of stylish design, a central location, and long lease terms makes this studio flat a rare opportunity in the Herne Bay market.

Don't miss out on this chance to invest in a desirable property in one of Herne Bay's most sought-after areas.

## 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

Kings Road, Herne Bay is located near the centre of town, which offers a range of local amenities within walking distance, including cafes, restaurants, independent shops, nurseries, schools, leisure and sports facilities, including a swimming pool, and cultural attractions, such as the local museum, King's Hall events space, and a cinema. At the end of this short road, at the seafront, you will find the delightful Waltrop Gardens, the pier to the left, and the bandstand to the right. Herne Bay has many areas to walk and explore from Memorial Park to a long stretch of coastal parkland extending to Reculver Towers, not that you will want to go far with the beach on your doorstep. A coastal cycle route connects Whitstable to Reculver. The mainline railway station is a 12min. (0.6m) walk away, with high-speed links to London in 1h20m as well as a range of regional destinations, which can also be reached by bus with stops along the High Street. The cathedral city of Canterbury is only 8 miles away and 5 miles to the quaint fishing town of Whitstable. Road links to the A299 are excellent for quick transits to London, Margate, or a ferry to the continent at Dover.

