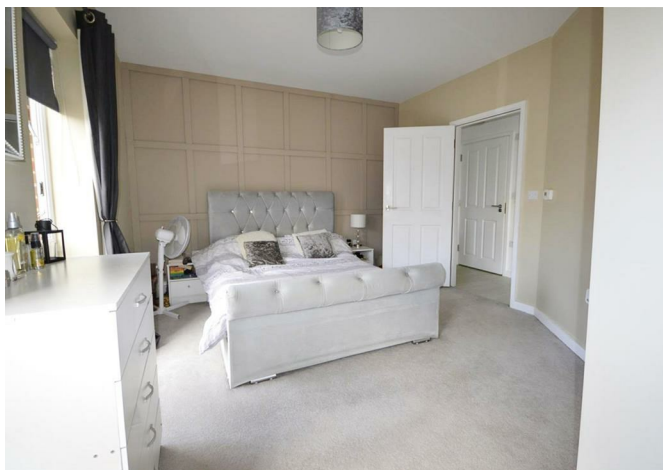




2 Founders View Clarence Road, Herne Bay, CT6 8TH
£260,000



2 Founders View Clarence Road, Herne Bay, CT6 8TH £260,000

**** SHARED OWNERSHIP RESALE AVAILABLE or 100% Purchase ****

Zest Homes are pleased to offer this stunning and spacious two-bedroom second-floor apartment for sale, located in Founders View, a contemporary apartment block near the seafront at Herne Bay. This modern property features a secure communal entrance with a phone entry system and lift access. Inside, the apartment boasts a sleek open-plan kitchen and reception area, with a fully fitted kitchen that includes integrated appliances. Both double bedrooms offer generous space, complemented by a family bathroom with a shower over the bath. The apartment is equipped with double glazing throughout and provides ample storage space. Residents benefit from access to a well-maintained communal garden and an allocated off-street parking space. This property offers the perfect blend of modern living and coastal convenience.

ZEST HOMES highly recommends viewing please call 01227 949291

Property Value = £260,000
Percentage Share = 40%
Share Price = £112,000
Monthly Ground Rent = £20

Description

Property Value = £280,000

Percentage Share = 40%

Share Price = £112,000

Monthly Ground Rent = £20.83

*Monthly Rent = £345.45

*Monthly Service Charge = £103.37

**Monthly Mortgage Payment = £560

***Annual Household Income = £35,000

Length of Lease: Approx. 996 Years

Term : 999 years from and including 25 March 2018

Council Tax Band: Canterbury Council - C

EPC Rating B

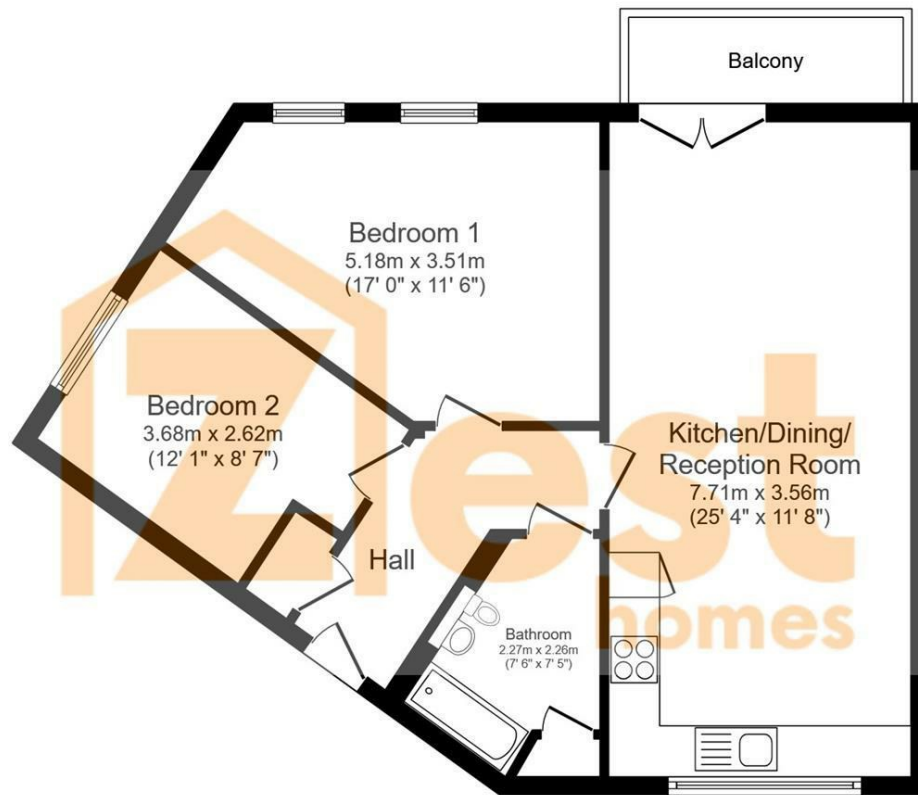
Situation

Founders View is a contemporary apartment block close to the sea front at Herne Bay. Nearby local attractions include Herne Bay Pier, Herne Bay Memorial Park and The Seaside Museum.

Moments from the high street and a Tesco Express less than two minutes' walk away.

A short walk to Herne Bay train station (with direct connections to London) and a 5-minute drive to the A299 providing quick and easy access to the M2.

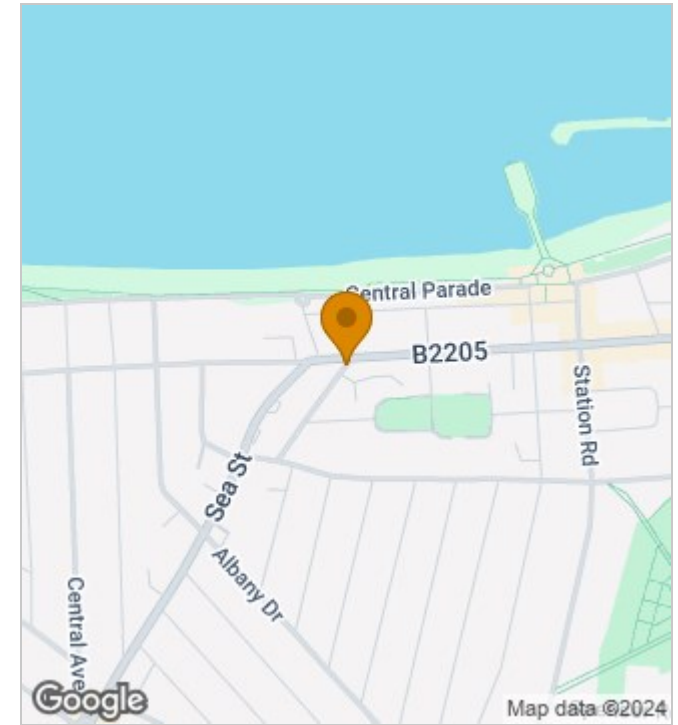




Floor Plan

Total floor area 63.8 sq.m. (687 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
 Tel: 01227 949291 | Email: sales@zesthomes.uk
 www.zesthomes.uk

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2. All measurements stated on our details and floorplans are approximate and as such can not 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 hold the copyright to all advertising material used to market this property.