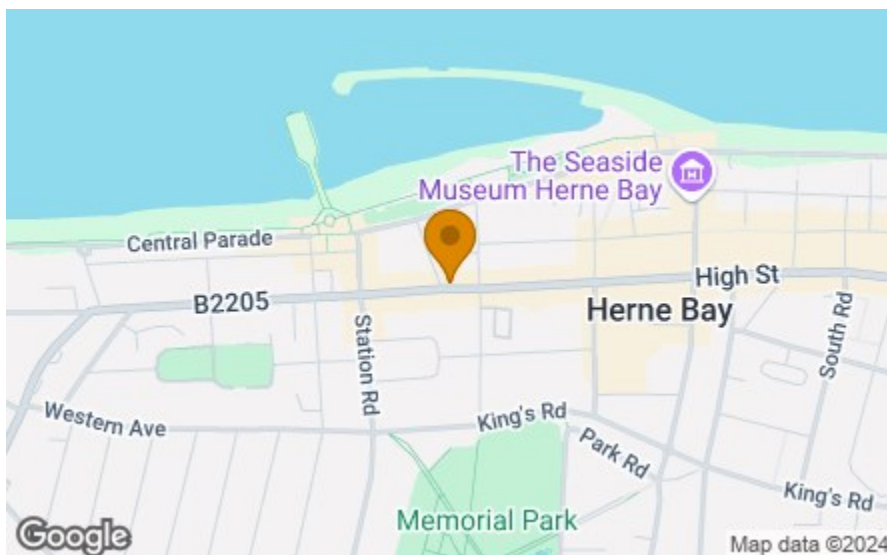


Floor Plan
Floor area 26.7 sq.m. (288 sq.ft.)

TOTAL: 26.7 sq.m. (288 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



39e High Street, Herne Bay, CT6 5LN

£85,000

0 1 1 E

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.

Charming studio flat located on the vibrant High Street of Herne Bay, Kent. This well-appointed studio flat boasts a spacious and open-plan living area, bathed in natural light and inviting atmosphere. The flat features a separate shower room, thoughtfully designed with modern fixtures and ample storage space. The kitchen area is compact yet functional, offering all the essentials for convenient living. Situated in the heart of Herne Bay, this studio provides easy access to local shops, cafes, and public transport, making it an ideal choice for those seeking comfort and convenience.

Being sold with no chain involved makes a great first home or an investment opportunity.

Tenure: Leasehold
Current Lease Term 66 Years
Ground Rent £100
Service Charge £508.35

** Owner will be renewing the lease to a 125 year lease at the same time as the sale **

Bathroom

4'11" x 4'6" (1.514 x 1.388)

Kitchen

4'3" x 6'6" (1.309 x 2.002)

Living/ Bed

10'10" x 15'10" (3.314 x 4.851)

Council Tax band A

EPC Rating E