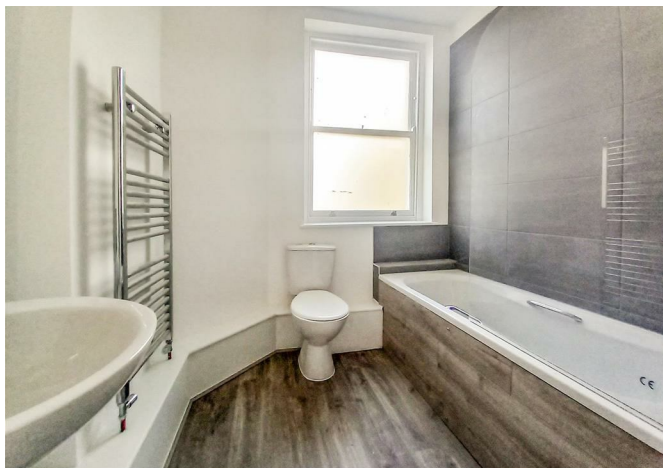




Flat 2, 40 William Street, Herne Bay, CT6 5NU
£185,000



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£185,000

ZEST HOMES is delighted to present this attractive second-floor apartment to the market.

Ready to move into, this stylish property features a stunning open-plan living and kitchen area, complete with a high-quality modern fitted kitchen. From the living room, you can enjoy a charming glimpse of the seafront.

The entire apartment has been newly fitted with luxurious carpeting, adding to its warm and cozy feel. The spacious double bedroom offers comfort and practicality, while the contemporary bathroom is equipped with quality fixtures and fittings.

Tenure: Leasehold 116 years remaining

Ground Rent and Service Charge Demand - The leaseholders pay £50.00 per month to ensure funds are available for communal cleaning.

Don't miss out — call ZEST HOMES today to arrange your viewing!
We're excited to show you around and help you find your next home.

Description

DIMENSIONS

Master Bedroom - 2.74m x 3.40m (9' x 11'2) - ensuite bathroom

Lounge/Kitchen - 18'5 x 13'4 - 2 sash windows to the front, carpet as laid

Kitchen - Range of wall and base units, work surface over, lino flooring

Please Note:

Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Council Tax Band A

EPC Rating C

Location

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 Cliffs 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.

Agents Notes

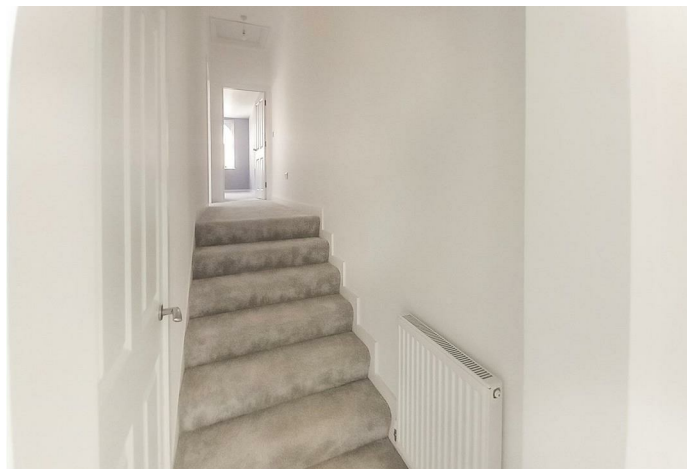
Agents Notes:

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.

Tenure: Leasehold

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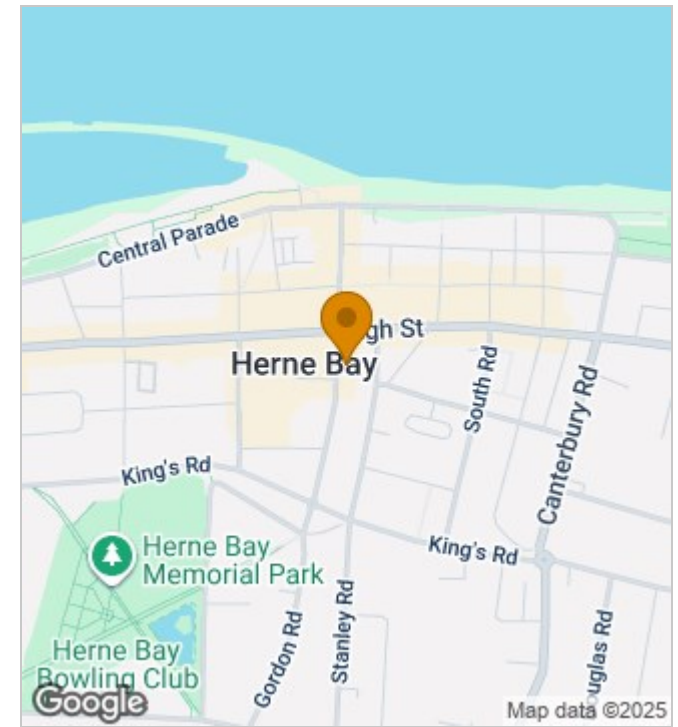


GROUND FLOOR



est
homes

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	

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www.zesthomes.uk

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