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68 Talmead Road, Herne Bay, Kent, CT6 6NW

£169,995

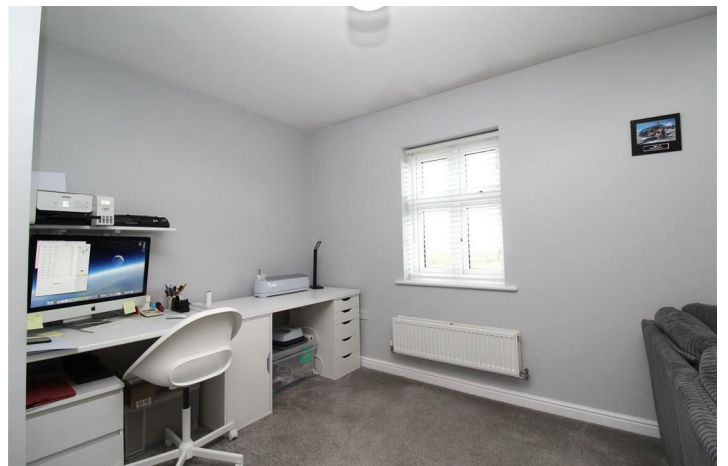
- Two Bedrooms, Two Bathrooms
- Close To Road Links To Canterbury and London
- Modern Decor
- Allocated Parking

68 Talmead Road, Herne Bay CT6 6NW

This beautiful apartment is located on Meadow View Development which is a popular location on the outskirts of coastal Herne Bay with excellent nearby road links to London and The Cathedral City of Canterbury. The property itself has nicely set out accommodation with modern and tasteful decor throughout with access via an entry phone system plus the advantage of private allocated parking. Once inside, an inviting hallway takes you through to both bedrooms, the master enjoying en-suite with a light and airy lounge-diner beyond plus attractive fitted kitchen.



Council Tax Band: B



Second Floor

Entrance Hall

Entrance door, radiator.

Bedroom One

Double glazed window to front, fitted wardrobes, radiator, door to:

En-Suite Shower Room

Corner shower, pedestal wash hand basin, low level WC, radiator, partially tiled walls.

Bedroom Two

13' 10" x 6' 9" (4.22m x 2.06m) Two double glazed windows to side, radiator.

Lounge/Dining Area

20' 1" x 11' 6" (6.12m x 3.51m) Two double glazed windows to rear, radiator.

Kitchen

Matching wall and base units, tiled splash backs, one and a half bowl stainless steel sink and drainer unit, four gas burner hob, electric oven, space for washing machine, radiator, double glazed window to front.

Bathroom

Panelled bath with mixer taps and hand held shower attachment, pedestal wash hand basin, low level WC, partially tiled walls.

Allocated Parking Space

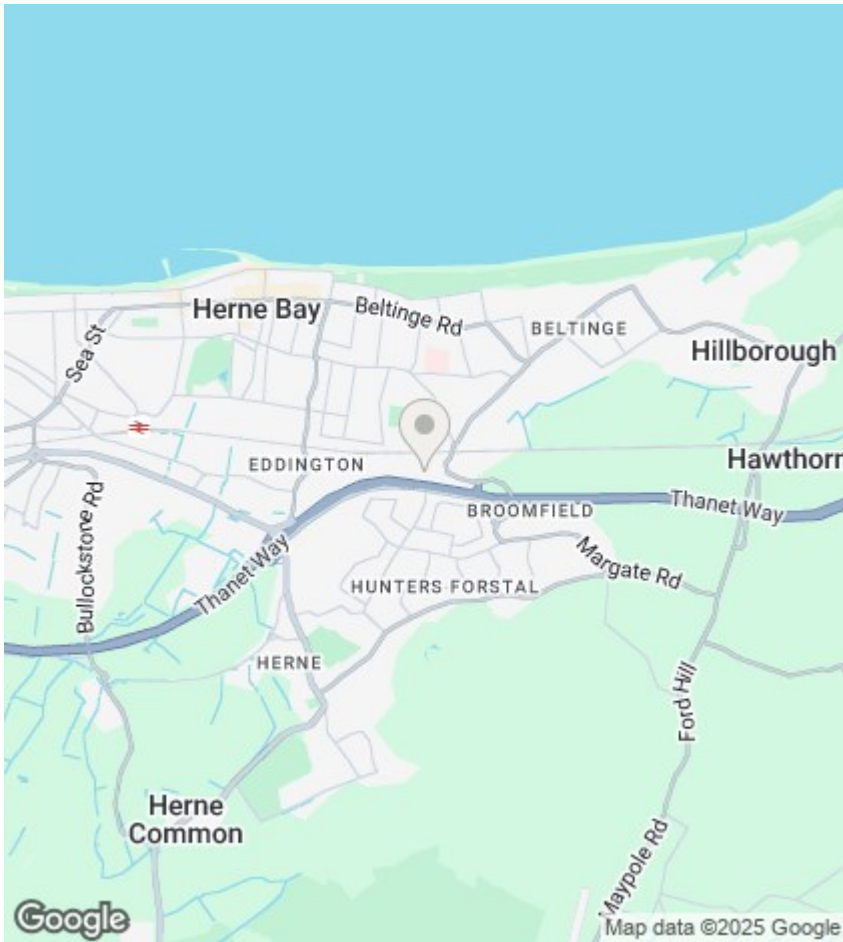
Council Tax Band B

LEASE INFORMATION

98 year lease with a service charge approx. £1600 per year. They pay £320 yearly for the ground rent and £210 yearly for the communal garden maintenance.

NB


At the time of advertising these are draft particulars awaiting approval of our sellers.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 	

Second Floor

Approx. 64.7 sq. metres (696.8 sq. feet)

