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Plenty Brook House, Flat 3, 74 Mortimer Street, Herne Bay, Kent, CT6 5PS Offers In Excess Of £100,000

- Chain Free
- Great First Time Buy Or Buy To Let Investment
- Close To Bus Stop and Mainline Train Station Within Walking Distance to Shops and Seafront
- One Bedroom Apartment

Flat 3, 74 Mortimer Street, Herne Bay CT6 5PS

This centrally located, purpose-built apartment offers a wonderful blend of convenience, comfort, and coastal charm. Featuring a thoughtfully laid-out living space, the apartment boasts a generous double bedroom, a fitted kitchen seamlessly integrated within the lounge, and a well-appointed shower room. The open-plan design maximizes the available space, creating an airy and inviting atmosphere ideal for both relaxing and entertaining. Situated in the heart of Herne Bay, you'll have all the town's amenities right on your doorstep. Whether you're in the mood for a leisurely afternoon in one of the town's picturesque boutique restaurants, enjoying a drink in one of the trendy bars, or browsing the independent shops, everything is just a short stroll away. Herne Bay itself is a delightful coastal town, known for its lovely seafront and its long, sandy beach, which stretches out toward the horizon. The iconic Bandstand and the colorful beach huts lining the shore give the area a cheerful, nostalgic vibe. For families and visitors of all ages, the pier is a central hub of activity. With its playful waterfront atmosphere, you'll find an array of carnival games, kiddie rides, and even a traditional carousel. It's the perfect place for a fun day out or to simply take in the fresh sea breeze while watching the waves.



Council Tax Band: B



GROUND FLOOR

Communal Entrance

Entrance gate leading to communal entrance door.

Communal Hallway

Staircase to first floor.

FIRST FLOOR

Entrance Hall

Front entrance door, entry phone system.

Kitchen/Lounge

Matching wall and base units, tiled splash backs, electric oven and hob with extractor canopy over, integral fridge freezer, two double glazed windows to front.

Bedroom One

Double glazed window, electric heater.

Shower Room

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

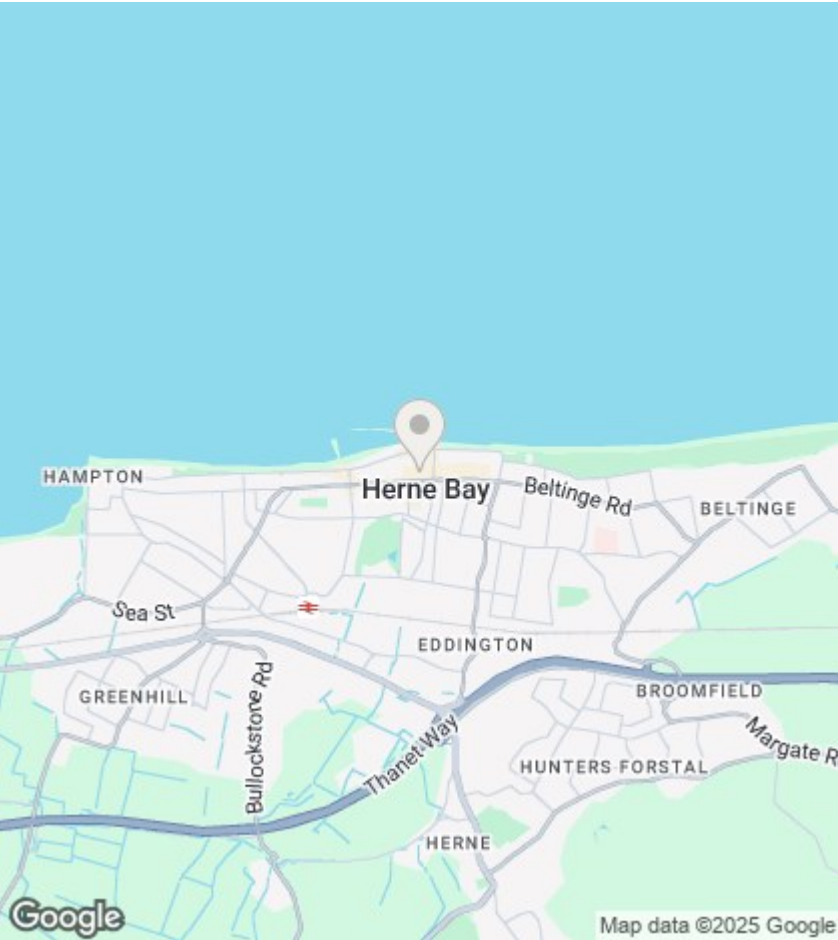
Council Tax Band A

NB

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

Lease Information

There is 110 years remaining on the lease.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	