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Flat 15, St Mary's Court Station Road, Herne Bay, Kent, CT6 5NA £169,995

- Second Floor One Bedroom Apartment
- Prestigious Building Close to Railway Station, Town and Seafront
- Lift to All Floors, Allocated Parking, Intercom Systems
- Communal Garden Area

St Mary's Court Station Road, Herne Bay CT6 5NA

St Mary's Court is prestigious building with an elegant reception area with an imposing staircase and lift serving all floors plus a private communal garden with allocated parking alongside plenty visitors bay's to the rear. Located by Herne Bay's railway station with high speed rail links into London St Pancras and within strolling distance of the town centre, beautiful seafront, Herne Bay Memorial Park and all amenities. Internally, the property comprises; entrance hall with secure intercom system, light and airy lounge-diner, modern kitchen, a double bedroom and a shower room. The internal decor is tasteful with fittings that complement the era of the property with plenty of natural light and high ceilings throughout.



Council Tax Band:



GROUND FLOOR

Communal Reception Hall

SECOND FLOOR

Internal Entrance Hall

Lounge/Diner

20'4 x 10'7 (6.20m x 3.23m)

Kitchen

15'5 x 5'9 (4.70m x 1.75m)

Bedroom

11'2 x 11'1 (3.41m x 3.38m)

Shower Room

10'4 x 6'4 (3.15m x 1.93m)

OUTSIDE

Communal Gardens & Parking

St Mary's Court enjoys lovely communal gardens. There is also an extensive car park offering allocated private parking and plenty of parking spaces for visitors.

Lease Information

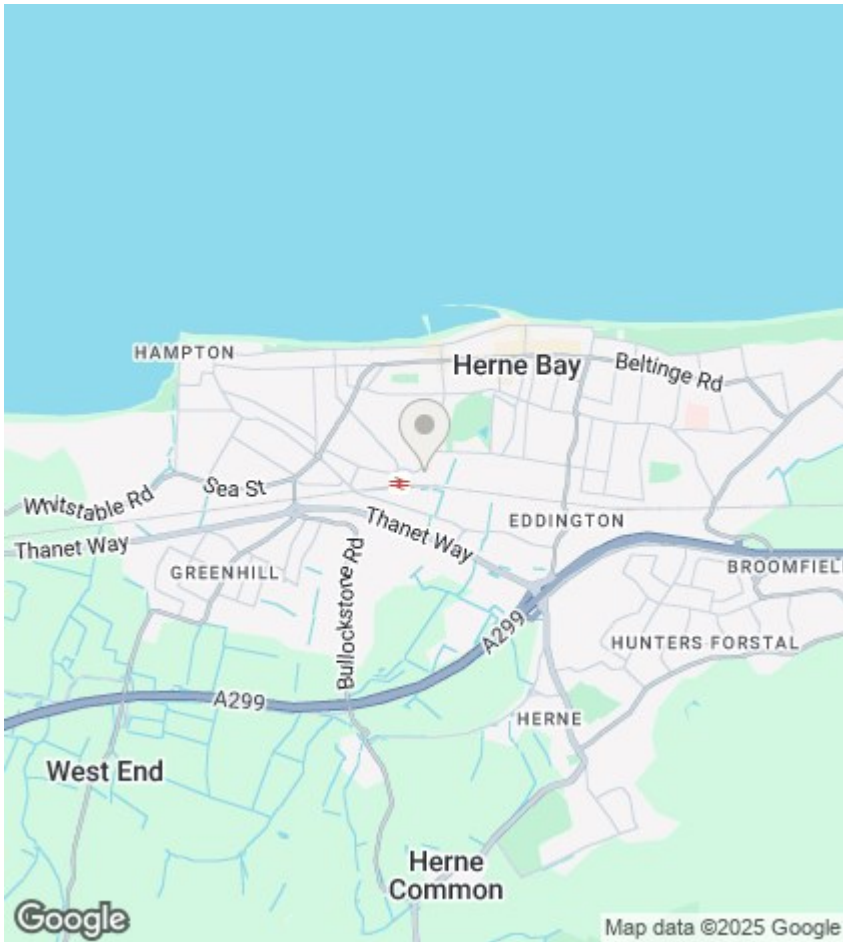
There is a 98 year lease.

£150.00 per annum ground rent

£3,000 per annum service charges

COUNCIL TAX BAND B

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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. 54.6 sq. metres (587.5 sq. feet)

