

KE



Flat 2, 22 Western Avenue, Herne Bay, CT6 8TU

£149,995

- One Bedroom First Floor Flat
- Walking Distance To Beach And Town

22 Western Avenue, Herne Bay CT6 8TU

Nestled on Western Avenue in the charming coastal town of Herne Bay, this delightful first floor flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat by the sea.

The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The bathroom is functional and well-appointed, catering to all your daily needs.

Herne Bay is renowned for its picturesque seafront, vibrant community, and a variety of local amenities, including shops, cafes, and recreational facilities. The area boasts excellent transport links, making it easy to explore the surrounding regions or commute to nearby towns.

This flat presents a wonderful opportunity for those looking to embrace a coastal lifestyle while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming flat your new home.



1



1

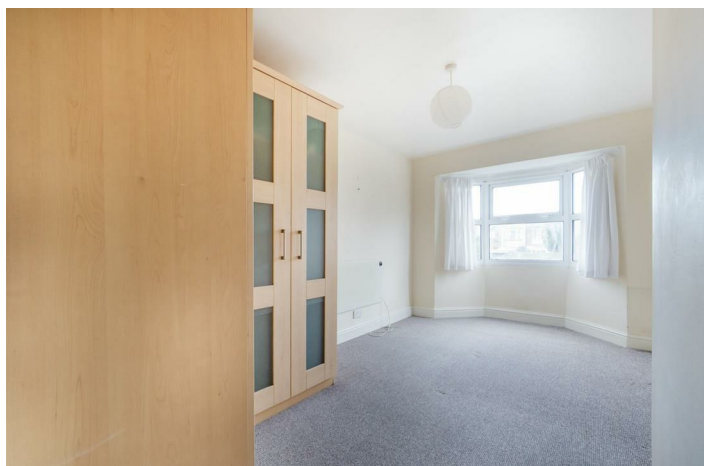


1



E

Council Tax Band: A



GROUND FLOOR

Entrance Hall

Living Room

11'11" x 14'7"

Kitchen

12'2" x 9'3"

Bathroom

Bedroom

17'11" x 9'1"

LEASE INFORMATION

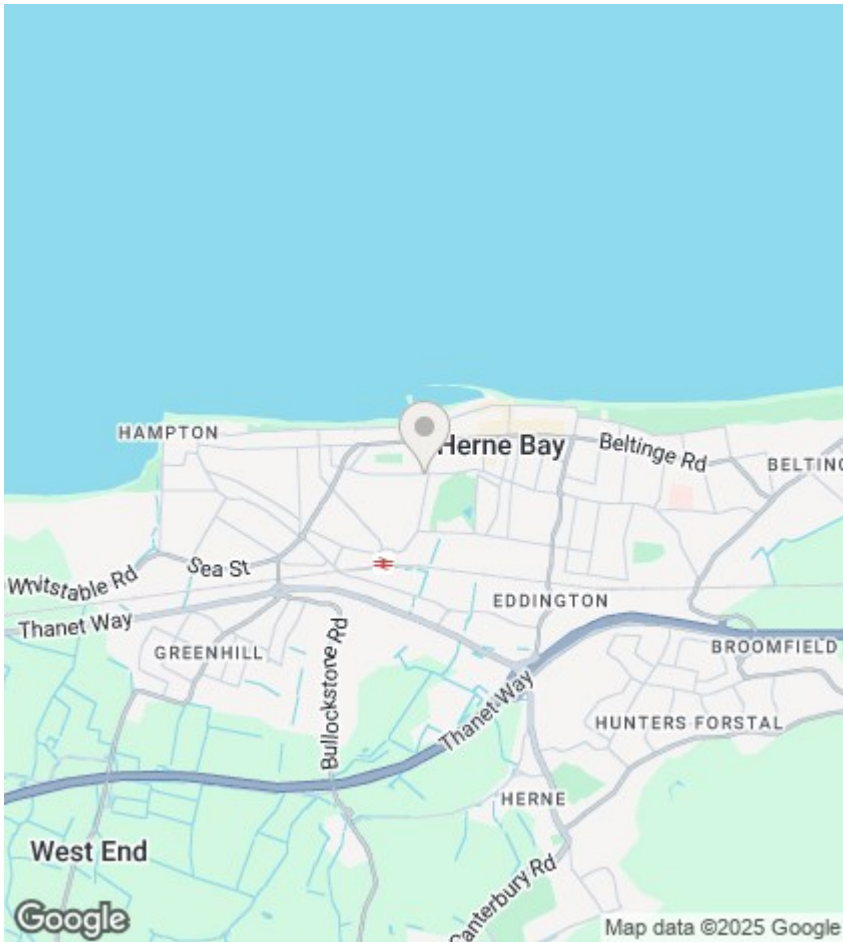
We are advised by our sellers that there will be a brand new lease with the sale of this property.

Ground Rent £30 pa increasing every 33 years maxing at £90pa.

No service charges.

COUNCIL TAX BAND A

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

