

# KE



**1 Steel Close, Herne Bay, CT6 5HQ**

**Offers In Excess Of £190,000**

- Ground Floor 1 Bed Apartment
- Allocated Parking Space
- Easy Access to Motorway
- Own Entrance
- Open Plan Living
- Walking Distance to Train Station

# 1 Steel Close, Herne Bay CT6 5HQ

One not to be missed this ground floor one bed roomed apartment has the benefit of its own entrance door leading to a beautifully presented apartment located on the Redrow development. This large apartment comes with plenty of space and is easily accessible in the estate. Within a short distance to a new co-op and has easy access to the motorway or a short journey in to either Herne Bay town or Whitstable. Once inside the property comprises: entrance hall with plenty of storage, open plan living/kitchen/dining room, double bedroom and bathroom. Outside the property benefits from allocated parking for one car which is just to the side of the flat and is undercover.



Council Tax Band: A



## **GROUND FLOOR**

### **Hallway**

6'3 x 17'7

### **Lounge/Diner**

12'1 x 13'7

### **Kitchen**

7'11 x 8'

### **Bathroom**

9'9 x 7'9

### **Bedroom**

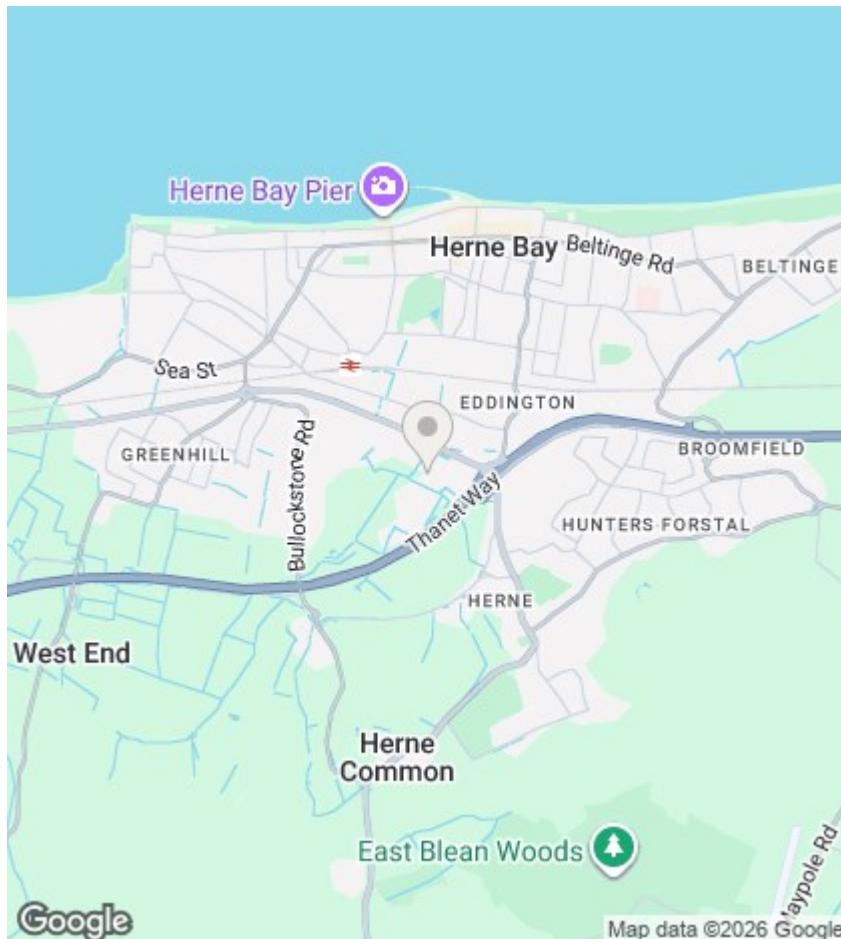
12'1 x 12'

## **OUTSIDE**

### **Allocated Parking**

## **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:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	83
(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	



**TOTAL: 538 sq. ft**

1st floor: 538 sq. ft

EXCLUDED AREAS: WALLS: 53 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.