2A & 2B & Freehold Cavendish Road, Herne Bay, CT6 5BA

£320,000

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Freehold Investment Opportunity – This freehold residential building is offered for sale on Cavendish Road, Herne Bay, CT6 5BA, and comprises two self-contained flats, both of which are currently let on Assured Shorthold Tenancies, making it an ideal investment opportunity. The ground floor Flat A provides a separate lounge, kitchen/dining room, double bedroom and shower room, and benefits from private access to the rear garden; it falls within Council Tax Band B and has an EPC rating of D, with the floorplan to follow. The first floor Flat B offers a good-sized lounge, two bedrooms and a shower room, is also Council Tax Band B, and has an EPC rating of C. The property is conveniently located with easy access to Herne Bay town centre and the railway station, ensuring strong tenant appeal. Viewings are strictly by appointment only, and further information relating to the existing ASTs is available upon request.

Description

Council Tax Bands
Flat A, Cavendish Road, HERNE BAY, CT6 5BA B
Flat B, Cavendish Road, HERNE BAY, CT6 5BA B

EPC Ratings
Flat A, Cavendish Road, HERNE BAY, CT6 5BA D
Flat B, Cavendish Road, HERNE BAY, CT6 5BA C

Location
Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquillity of the coast with swift access to the capital and beyond.
A Vibrant Seafront Lifestyle
The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

Agents Notes
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

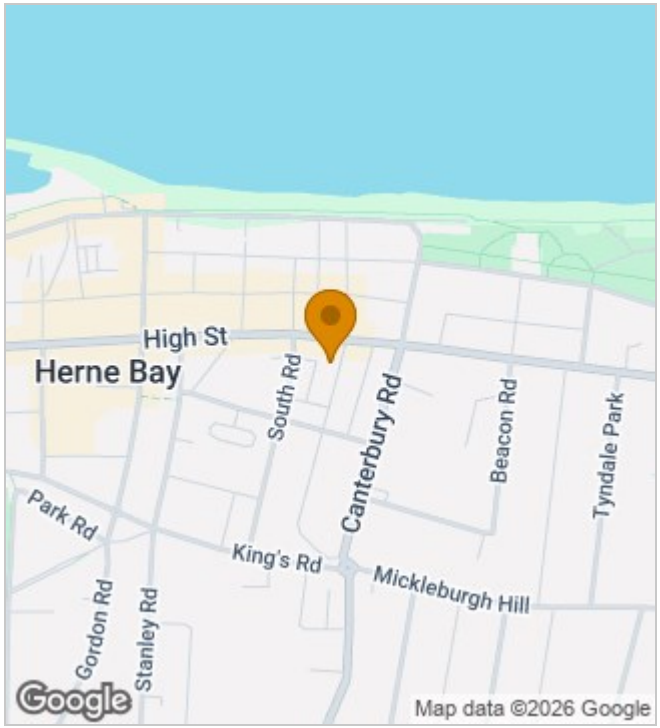
Floorplan Clause
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Ground Floor
Floor area 57.2 sq.m. (616 sq.ft.)

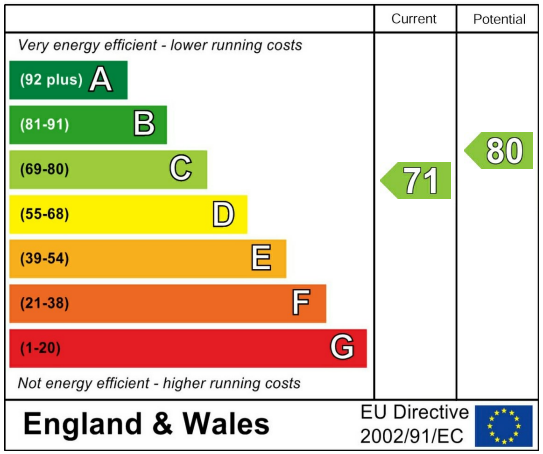
First Floor
Floor area 61.2 m² (659 sq.ft.)

Second Floor
Floor area 37.9 m² (408 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating



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