



2A Cavendish Road, Herne Bay, CT6 5BA
£170,000



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A ground-floor apartment is now available, with a new lease currently in the process of being created, offering an excellent opportunity for buyers seeking flexibility and long-term security.

The property features two versatile rooms, providing the option to adapt the layout to suit your individual needs—whether as bedrooms, a living space, or a home office. To the rear of the apartment, you'll find a spacious kitchen/dining room that opens into a rear lobby, complete with a useful larder cupboard for additional storage.

The accommodation is complemented by a generously sized shower room, designed for both comfort and practicality. Outside, the property benefits from access to a private rear garden, offering a peaceful outdoor space ideal for relaxation or entertaining.

The owner is currently liaising with their solicitor to establish a long-term lease and intends to offer the flat for sale with a share of the freehold. It is anticipated that the share of freehold will transfer upon completion of the sale of both flats within the building. Notably, there will be no ground rent payable. Future maintenance and works will be managed collaboratively between the leaseholders, with costs shared accordingly.

This property presents a rare opportunity to acquire a flexible home with the added advantages of share of freehold ownership and no ongoing ground rent.

Description

EPC Rating D

Council Tax B

Tenure: Leasehold

Service Charge will be split with upstaris flat.

No ground rent due payable

Lounge

14'2 x 12'

Bedroom

11' x 10'7

Kitchen/Dining Room

15'5 x 10'2

Shower Room/WC

10'4" x 6'1"

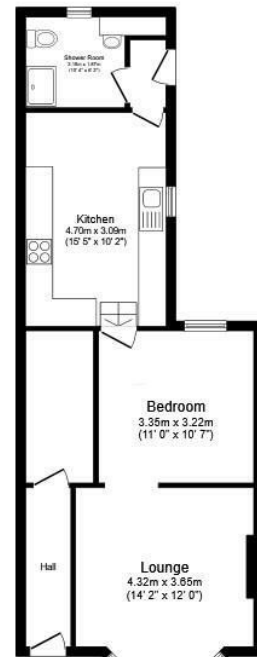
Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

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 prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not 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 hold 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.

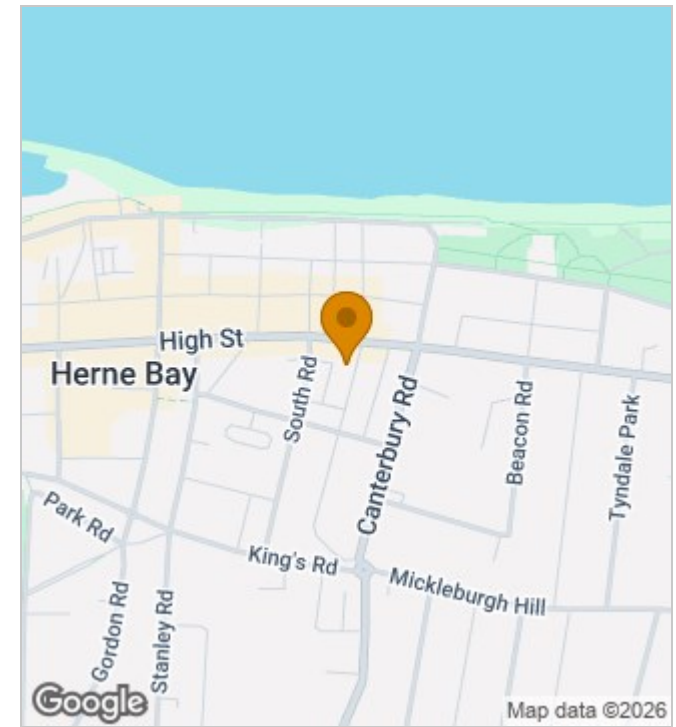




Floor Plan
Floor area 57.2 sq.m. (616 sq.ft.)

Total floor area: 57.2 sq.m. (616 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	69
England & Wales	EU Directive 2002/91/EC	

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