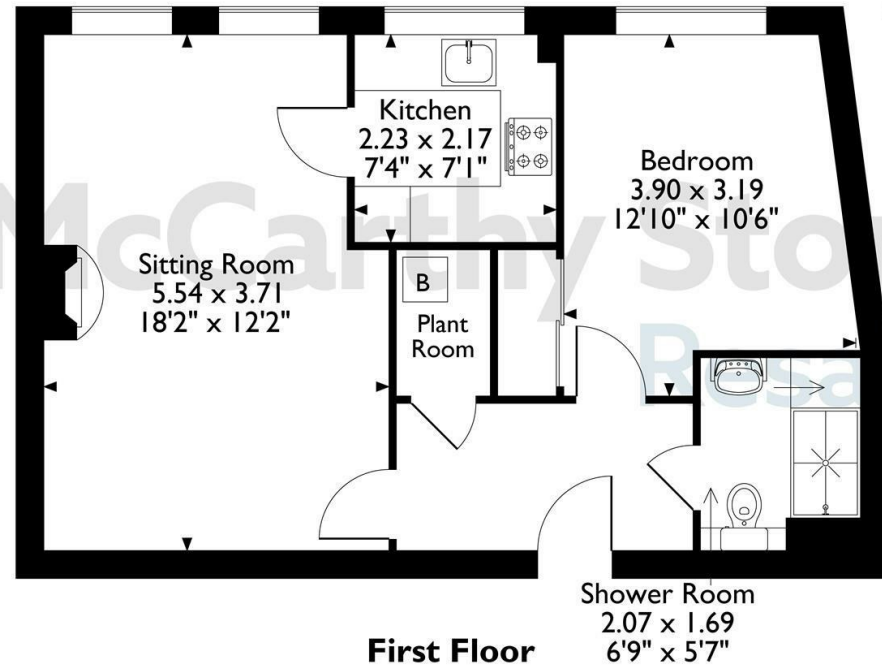
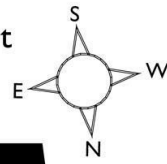


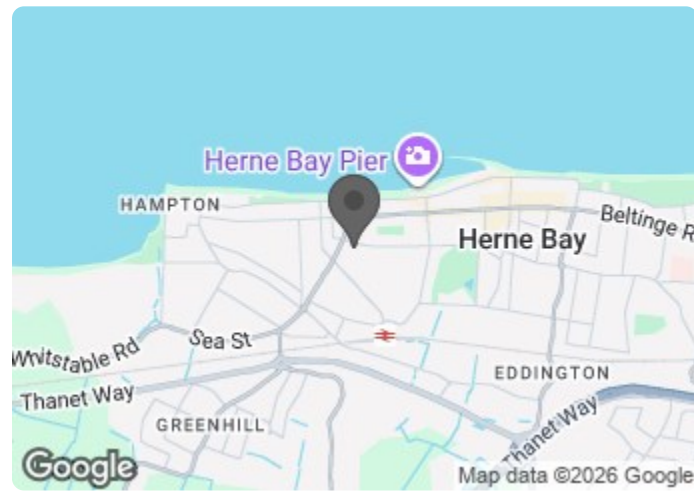
22 Thwaytes Court, Minster Drive, Herne Bay, Kent  
Approximate Gross Internal Area  
48 Sq M/517 Sq Ft



**First Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## 22 Thwaytes Court

Minster Drive, Herne Bay, CT6 8BF



**Asking price £160,000 Leasehold**

A sunny SOUTH FACING one bedroom first floor apartment within a popular McCarthy Stone retirement living development.

\*Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Thwaytes Court, Minster Drive, Herne Bay

## 1 Bed | £160,000

### Summary

Thwaytes Court is in the seaside town of Herne Bay, situated on the Kent coast in the district of Canterbury. The seaside town of Herne Bay is a hive of activity the High Street is a short distance from the development. Here you will find many local amenities to cater for your every day needs including supermarkets, a pharmacy, newsagents, Post Office and cafes. This purpose built McCarthy & Stone development of 55 one and two bedroom Retirement Living apartments.

The development has a dedicated House Manager on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems.

All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family and, if your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fees apply and subject to availability).

### Entrance Hall

Front door with spy hole leads to the large entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and Tunstall 24 hour emergency pull cord system are located in the hall. Doors lead to the bedroom, living room and shower room.

### Living Room

A well-proportioned living room with plenty of natural light from the two south facing windows. The room provides ample space for dining and has a feature electric fire with surround which acts as an attractive focal point. TV and telephone points, Sky/Sky+ connection point, two ceiling lights and raised height electric power sockets. Partially glazed door leads into a separate kitchen.

### Kitchen

Fully fitted kitchen with a range of base and wall units with roll top work surface and tiling over. Stainless steel sink with lever tap sits below the south facing window. Built-in electric oven, ceramic hob and extractor hood. Fitted integrated fridge/freezer. Under pelmet and ceiling lighting.

### Bedroom

South facing double bedroom with built in mirror fronted wardrobe with rails and shelving. TV and phone point, ceiling light and raised height power points.

### Shower Room

Fully tiled and fitted with suite comprising of; shower cubicle, low level WC and vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan. Emergency pull cord.

### Service Charge (Breakdown)

- House Manager
- 24 hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge is £3,054.49 until the financial year ending 31/03/2027, the service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Lease Information

Lease Length: 125 year lease from 2011

Ground Rent: £425 p.a.

Ground Rent: review: Jan 2030

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

### Car Parking

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Full Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

