



## Cavendish Court, High Street, Herne Bay, CT6 5LB

*£110,000*

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

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## KEY FEATURES

- Retirement Flat
- One Double Bedroom
- Second Floor
- Modern Kitchen & Shower Room
- Great Central Location
- Close To Seafront
- Close To Amenities

TENURE Leasehold

COUNCIL TAX Band A

EPC RATING Available on request





## About this home

Cavendish Court is a warden assisted retirement apartment, benefiting from communal areas such as a lounge, laundry room, mobility scooter / wheel chair storage, guest facilities, private parking and a secure entry system. Situated in a convenient central location in Herne Bay, Cavenish Court is highly desirable, as it is just a short walk from the town centre, where residents can find a variety of shops, restaurants, and amenities. Additionally, the complex is only a stone's throw away from the beach.

This particular flat is well presented and modern throughout, boasting from a modern kitchen with wall mounted cupboards and work surface with drawers and base cupboards under, as well as integrated appliances to maximise storage. The kitchen is open plan to the lounge, a great size room with plenty of space to relax and have guests over, this room is bright and airy due to the large double glazed window to the side.

The bedroom is a good size double with built-in wardrobe space for ample storage. Lastly, the shower room is contemporary and spacious, with WC, wash hand basin with vanity cupboard under, a large walk in double shower unit and heated towel rail.

Don't miss the opportunity to make this flat in Cavenish Court your new home, call us today to arrange a viewing!

Lease We understand from the seller(s) the lease is for 125 years from 1987. We understand from the seller(s) the ground rent is Included in the service charge. and the maintenance is £2,545. 20 per year, inclusive of ground rent..

### Location information

 Schools Herne Bay Infant School: Approximately 0. 4 miles (0. 6 km) away, about a 10-minute walk. Herne Bay Junior School: Approximately 0. 4 miles (0. 6 km) away, about a 10-minute walk.

Herne Bay High School: Approximately 0. 8 miles (1. 3 km) away, about a 5-minute drive.

 Beach Herne Bay Beach: Approximately 0. 3 miles (0. 5 km) north, about a 5-minute walk.

 Doctors Dover Street Doctors: Approximately 0. 1 miles (0. 2 km) away, about a 2-minute walk. The Heron Medical Practice: Approximately 0. 5 miles (0. 8 km) away, about a 10-minute walk.

 Train Station Herne Bay Railway Station: Approximately 0. 7 miles (1. 1 km) away, about a 15-minute walk.

 Nearest Bus Stops Canterbury Road Corner Bus Stop: Located directly on High Street, near Cavendish Road.

 Town Centre Herne Bay Town Centre: Located directly on High Street, immediate access.

 Other Points of Interest Herne Bay Pier: Approximately 0. 3 miles (0. 5 km) away, about a 5-minute walk. Waltrap Gardens: Approximately 0. 2 miles (0. 3 km) away, about a 4-minute walk.

## Key information



### APPROX. FLOOR AREA

420 sq ft (39 sq m)



### EPC RATING

Available on request



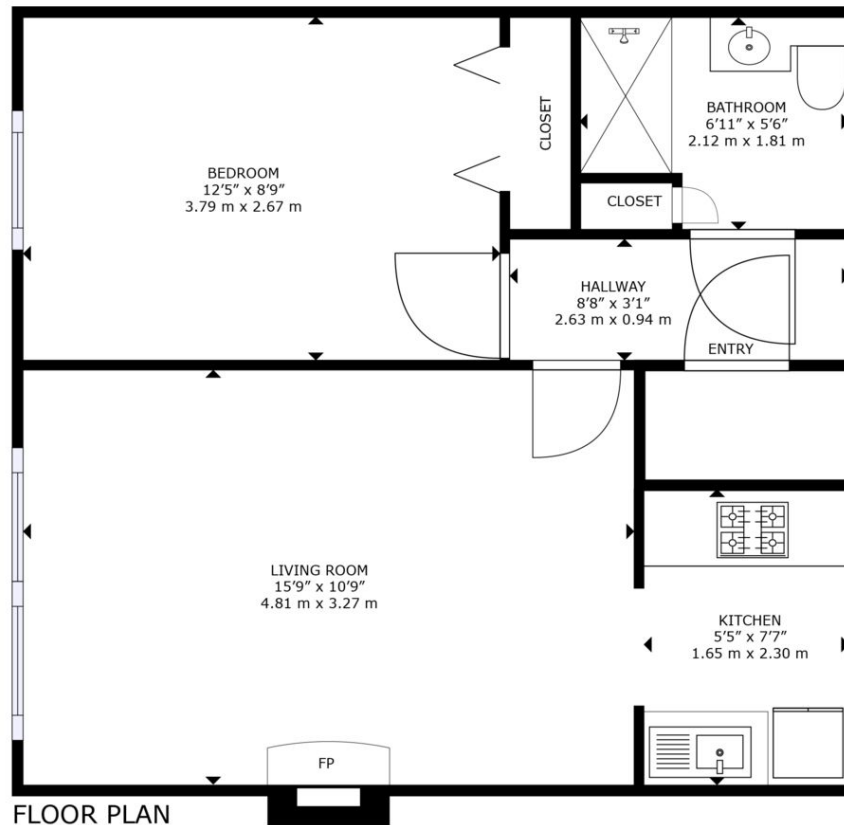
### COUNCIL TAX

Band A



### TENURE

Leasehold



GROSS INTERNAL AREA  
FLOOR PLAN: 404 sq. ft, 37 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Take the 3D tour

Scan to walk through this home online, any time.

davidclarke **dc**

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Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.