



60 Rye Walk, Herne Bay, CT6 7XD
£167,500



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A spacious and well-presented one-bedroom first-floor apartment, ideally located in the highly sought-after Rye Walk. Offered leasehold with a share of freehold and an exceptional 954 years remaining, this property combines long-term security with excellent value.

The apartment is bright, airy, and neutrally decorated throughout, featuring a generously sized lounge perfect for both relaxing and entertaining. The modern fitted kitchen is well-equipped, while the double bedroom offers comfortable living space complemented by a well-appointed bathroom.

Additional benefits include allocated off-street parking, excellent transport links, and easy access to nearby green spaces. Offered to the market with no onward chain, this property is an ideal purchase for first-time buyers, professionals, or investors alike.

Description

EPC Rating: D

Council Tax: A

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.

Floorplan Clause

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Leasehold Share of Freehold

954 Years remaining on lease

No Ground Rent or Service Charge

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 Cliffs 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

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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.

Lounge

12'11" x 12'9"

Kitchen

12'7" x 5'6"

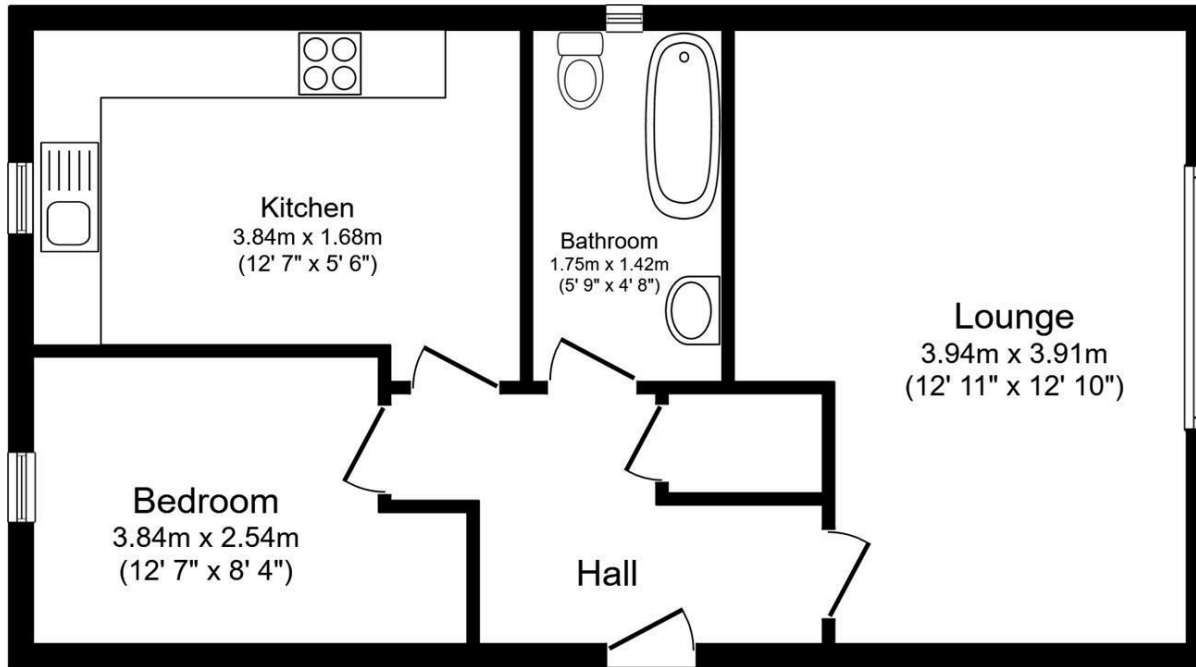
Bedroom

12'7" x 8'3"

Bathroom

5'8" x 4'7"

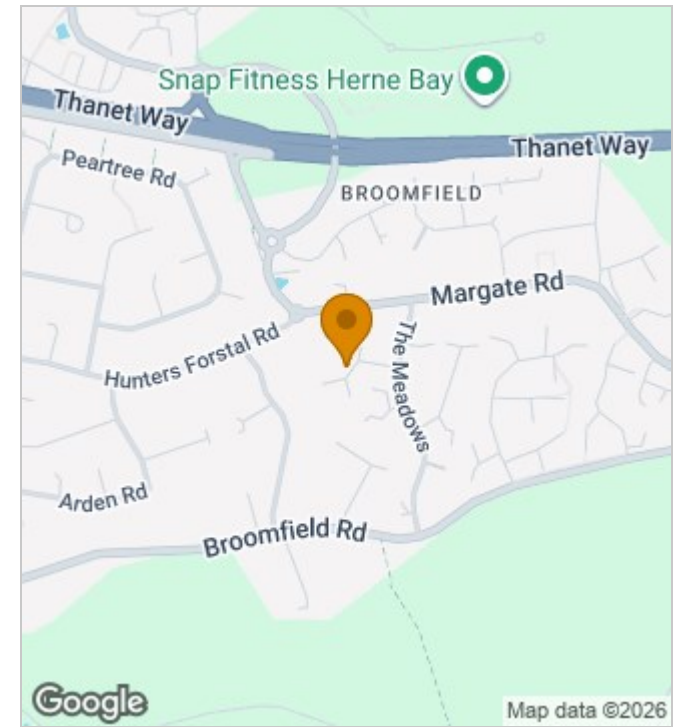




Floor Plan
Floor area 55.3 sq.m. (595 sq.ft.)

Total floor area: 55.3 sq.m. (595 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 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	65	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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