



Station Road, Herne Bay, CT6 5NA

£270,000

2 BEDROOMS | 2 BATHROOMS | 1 RECEPTION

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KEY FEATURES

- Ground Floor Flat
- Two Double Bedrooms
- Allocated Parking
- Close To Local Transport Links
- Spacious Lounge
- Close To Local Amenities
- No Forward Chain

TENURE Leasehold

COUNCIL TAX Band C

EPC RATING D (67)





About this home

St Mary's Court offers a well-positioned ground floor flat within easy reach of Herne Bay town centre, the seafront and excellent transport links. With two double bedrooms, allocated parking and a separate office space, the property provides flexible accommodation and with no forward chain it is suited to a range of buyers, including first-time buyers, downsizers and those seeking a convenient coastal base.

The accommodation includes a spacious lounge with good natural light, creating a comfortable living area for relaxing or entertaining.

The kitchen diner provides a practical space for everyday meals, while the separate office offers a useful area for home working, study or hobbies.

There are two double bedrooms, with the principal bedroom benefiting from its own en-suite. A large family bathroom serves the rest of the property, adding to the practical layout and making the flat suitable for buyers who value both space and convenience.

The property is located close to Herne Bay train station and local bus routes, making it well placed for commuters and those relying on public transport. The seafront, local shops, cafés and everyday amenities are also within a short walk, giving the flat a strong balance of accessibility and coastal lifestyle.

Lease We understand from the seller(s) the lease is for 125 years from 2000. We understand from the seller(s) the ground rent is TBA and the maintenance is £1734. 64 per 6 months.









Key information



APPROX. FLOOR AREA

1,076 sq ft (100 sq m)



EPC RATING

D (67)



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TENURE

Leasehold



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.



Arrange a viewing

Call 01227 362248 or email mail@davidclarke.co.uk

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