KE









Flat 1, St Marys Court Station Road, Herne Bay, CT6 5NA

£185,000

- Two Bedroom Lower Ground Floor Flat
- Prestigious Building Close to Railway Station, Town and Seafront
- Lift to All Floors, Allocated Parking, Intercom Systems
- Communal Garden Area

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

info@kimberestates.co.uk
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St Marys Court Station Road, Herne Bay CT6 5NA

Located in Station Road this two-bedroom lower ground floor flat presents an excellent opportunity for those seeking a property with potential. The flat boasts a spacious reception room, perfect for relaxation or entertaining guests. The master bedroom features an en suite, providing added convenience and privacy.

This property is offered with vacant possession and no onward chain, allowing for a smooth transition for the new owner. While the flat is in need of modernisation, it offers a blank canvas for you to create your ideal living space, tailored to your personal taste and style.

Additionally, the presence of lift access enhances the appeal of this home, making it accessible for all. With its prime location, you will find yourself just a short distance from the beautiful seafront, local amenities, and transport links, making it an ideal choice for both first-time buyers and investors alike.

This property is a rare find in Herne Bay, combining comfort, convenience, and the opportunity to add value through refurbishment. Do not miss the chance to make this flat your own and enjoy all that this delightful seaside town has to offer.

2 1 1 C

Council Tax Band: C







LOWER GROUND FLOOR

Entrance Hall

Kitchen
16'7 x 10'5

Lounge/Diner
17'3 x 13'3

Bedroom One
16'3 x 10'4

En-suite Shower Room

Bedroom Two
13'0 x 11'7

Bathroom
7'8 x 6'6

OUTSIDE

Communal Gardens

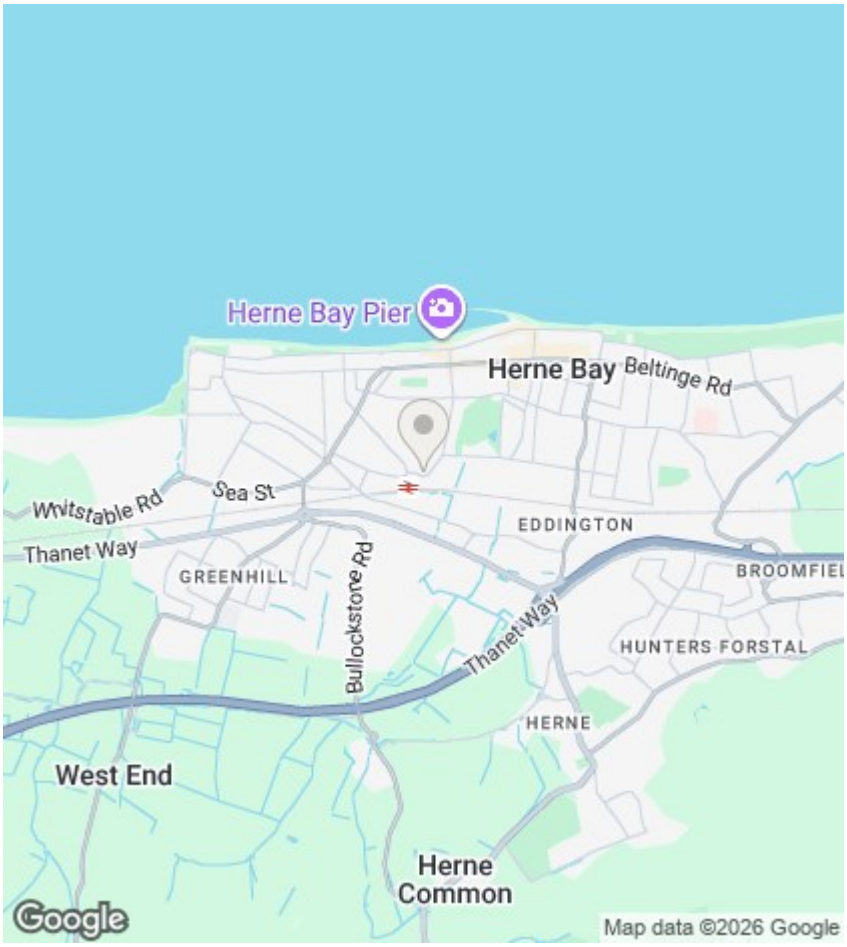
Allocated Parking

Visitor Parking

COUNCIL TAX BAND C

Leasehold Information
The term of the lease is approximately 99 years.

We understand from the seller that the ground rent is £150 per annum and the maintenance is £3,000 per annum

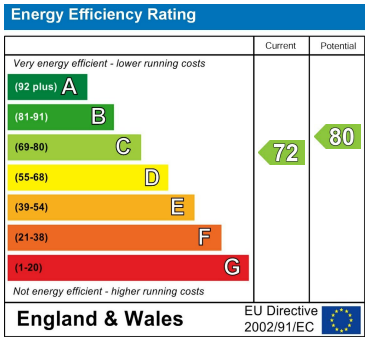


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C



Lower Ground Floor

Approx. 67.8 sq. metres (730.3 sq. feet)



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