



1A Queens Gardens, Herne Bay, CT6 5BS
£115,000



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Stylish Ground-Floor Flat with Private Courtyard Garden – Queens Gardens, Herne Bay

Situated in the ever-popular Queens Gardens area of Herne Bay, this beautifully presented ground-floor flat offers modern living in a highly convenient coastal location. Updated approximately five years ago, the property boasts a fresh, contemporary feel throughout, making it an ideal first-time purchase, holiday retreat, or investment opportunity.

The accommodation is thoughtfully arranged to provide comfortable and practical living space, complemented by tasteful finishes and a light, airy atmosphere. One of the standout features is the private courtyard garden – a delightful spot perfect for enjoying a peaceful morning cup of tea or relaxing outdoors.

The property is ideally positioned within a short stroll of Herne Bay's vibrant town centre, seafront, local shops, cafes, and transport links, ensuring day-to-day convenience as well as an enviable coastal lifestyle.

The flat is offered with a lease term of approximately 62 years, and the asking price has been set to reflect the future renewal requirements, presenting a compelling opportunity for buyers looking to secure a well-located home at an attractive price point.

Early viewing is highly recommended to fully appreciate the location, presentation, and potential on offer.

Description

Lounge

15'5" x 12'6"

Kitchen

15'9" x 5'3"

Bedroom

12'4" x 11'10"

Shower Room

11'1" x 6'0"

Rear Courtyard

Tenure Leasehold - 62 Years remaining

EPC Rating D

Council tax Band A

Service Charge Demand £25 per annum

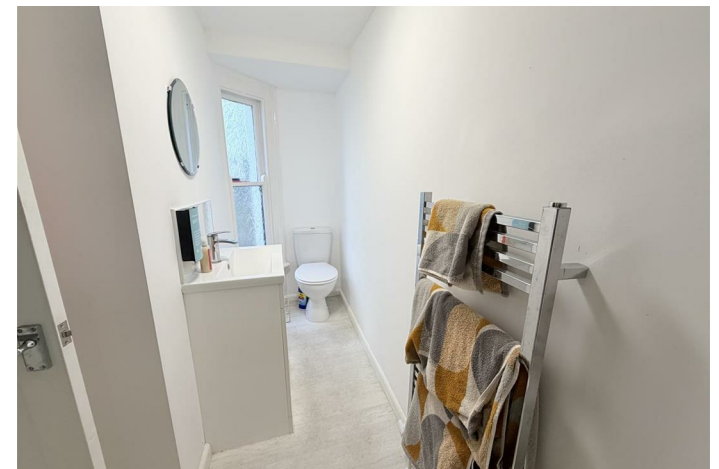
Ground Rent Due Payable NA

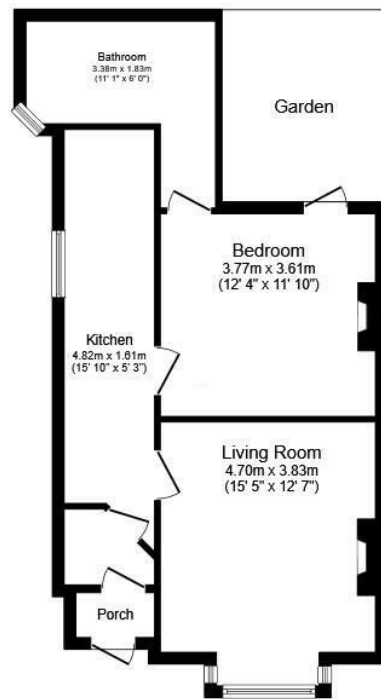
Location

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

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 prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and as such, can not 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 hold 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.

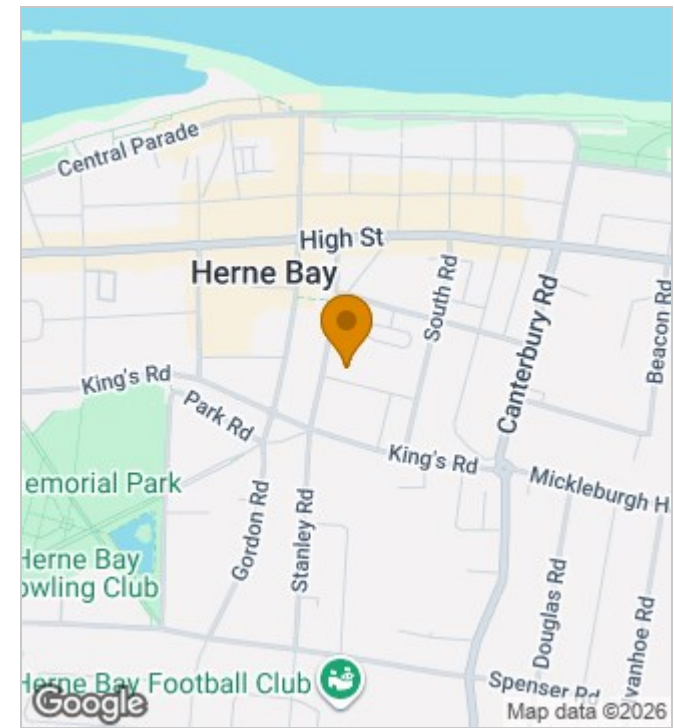




Floor Plan
Floor area 54.2 sq.m. (583 sq.ft.)

Total floor area: 54.2 sq.m. (583 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 any 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](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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