



**2 Maytree Court New Street, Herne Bay, CT6 5AG**  
**Offers in excess of £160,000**



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Positioned in the well-regarded Maytree Court development, this bright and spacious one-bedroom ground floor flat offers excellent value at offers over £160,000. It's an ideal opportunity for first-time buyers, downsizers, or investors looking for a well-located and low-maintenance home near the coast.

One of the standout features is the large rear-facing window in the open-plan living area, flooding the space with natural light and offering pleasant views. The modern kitchen flows seamlessly into the living space, making it perfect for both day-to-day living and entertaining. The bedroom is generously sized, with space for full bedroom furnishings, and the contemporary bathroom is clean and well maintained. As a ground floor property, it also offers the benefit of easy access with no stairs.

Conveniently located just a short walk from Herne Bay seafront, local shops, and everyday amenities, the flat also benefits from excellent transport links, including Herne Bay train station and easy access to the A299. This is a fantastic opportunity to enjoy low-maintenance coastal living in a quiet and well-connected setting.

Tenure: Leasehold  
109 Year remaining on lease

EPC Ordered  
Council Tax Band: B

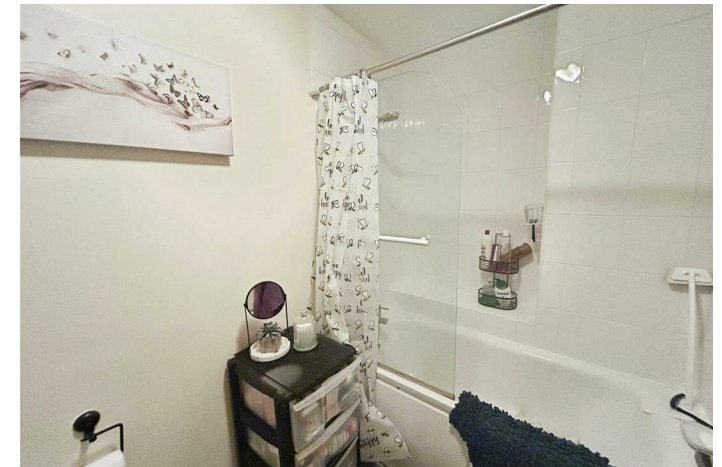
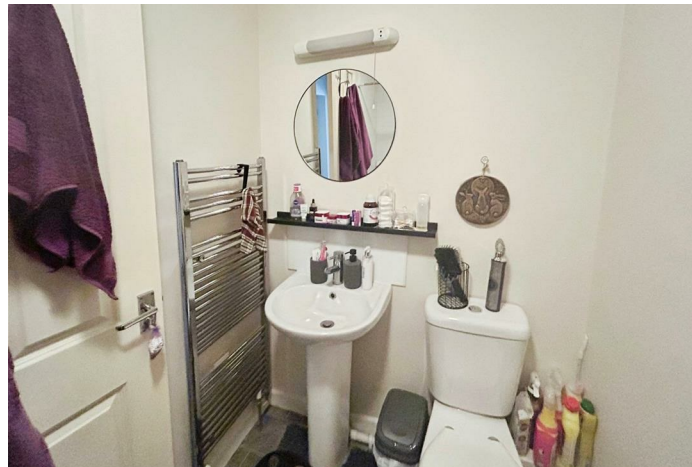
## Description

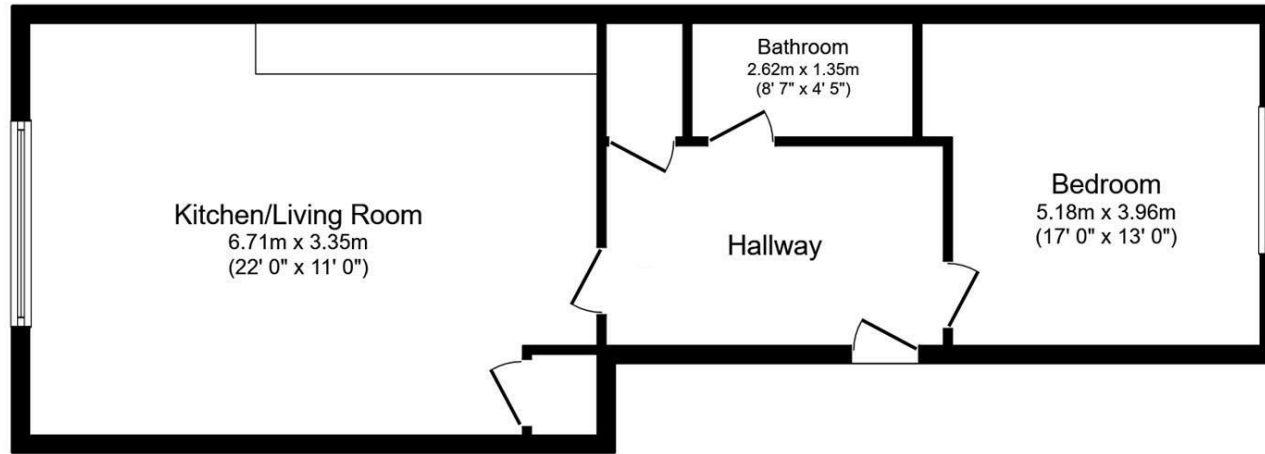
### Agents Notes:

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 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.

## Situation

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 Cliff's 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.

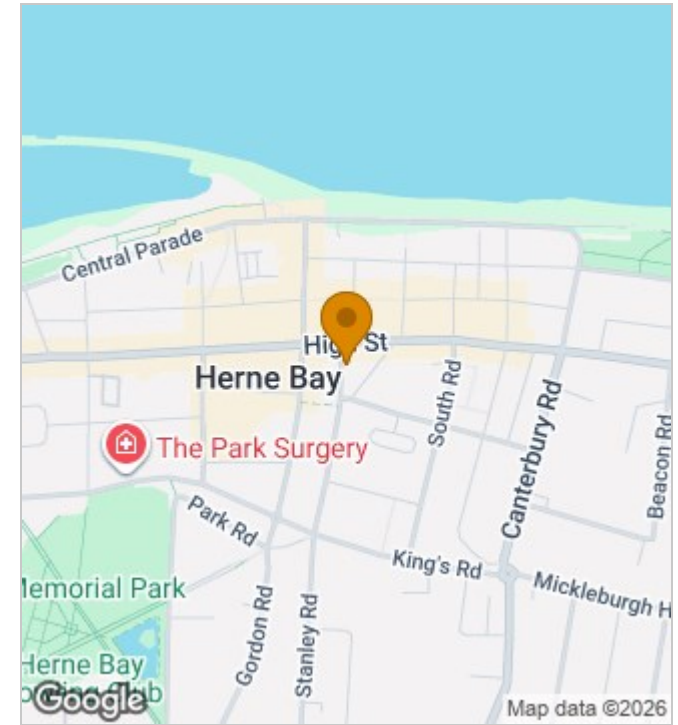




**Floor Plan**  
 Floor area 62.5 sq.m. (673 sq.ft.)

Total floor area: 62.5 sq.m. (673 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



**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>78</b>               | <b>78</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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