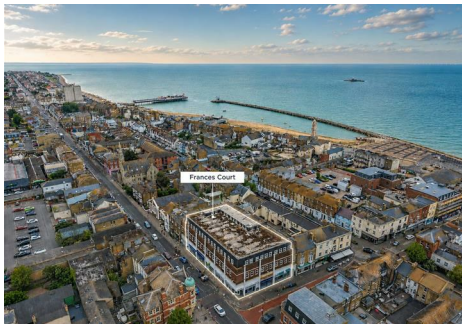


KE



Flat 2, Frances Court 117 High Street, Herne Bay, CT6 5LA

£170,000

- One Bedroom Apartment
- Good Condition Throughout
- Ideal for First Time Buyers
- Close to Town and All Amenities
- Spacious Living Accommodation

Frances Court 117 High Street, Herne Bay CT6 5LA

This spacious one-bedroom apartment on Herne Bay High Street offers a delightful blend of comfort and convenience. With spacious living accommodation, this property is perfect for those seeking a cosy yet functional home.

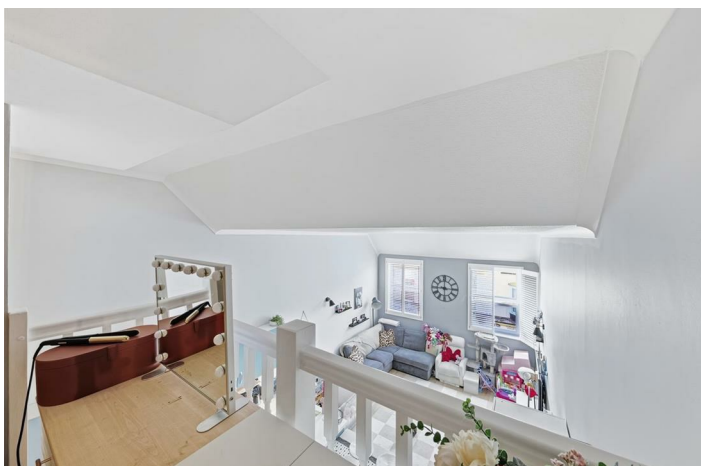
The apartment is ideally situated just a stone's throw from the town centre, providing easy access to a variety of shops, cafes, and essential amenities. For those who enjoy the seaside, the beautiful seafront is within walking distance, allowing for leisurely strolls along the coast and the chance to enjoy the fresh sea air.

This property is particularly suited for first-time buyers looking to make their mark in the property market. Its prime location and spacious layout make it an attractive option for anyone wanting to embrace the vibrant lifestyle that Herne Bay has to offer.

In summary, this one-bedroom apartment presents an excellent opportunity for those wishing to invest in a home that combines both comfort and accessibility in a picturesque coastal town. Don't miss the chance to make this lovely property your own.



Council Tax Band: B



GROUND FLOOR

Communal Hallway

FIRST FLOOR

Hallway

Cupboard, cupboard housing washing machine

Kitchen/Diner/Lounge

28'2' x 14'6' max

Windows to front, sink with cupboards and draws under, integral dishwasher, electric hob, extractor hood over, electric oven, space for fridge freezer

Bedroom One

11'9' x 9'3'

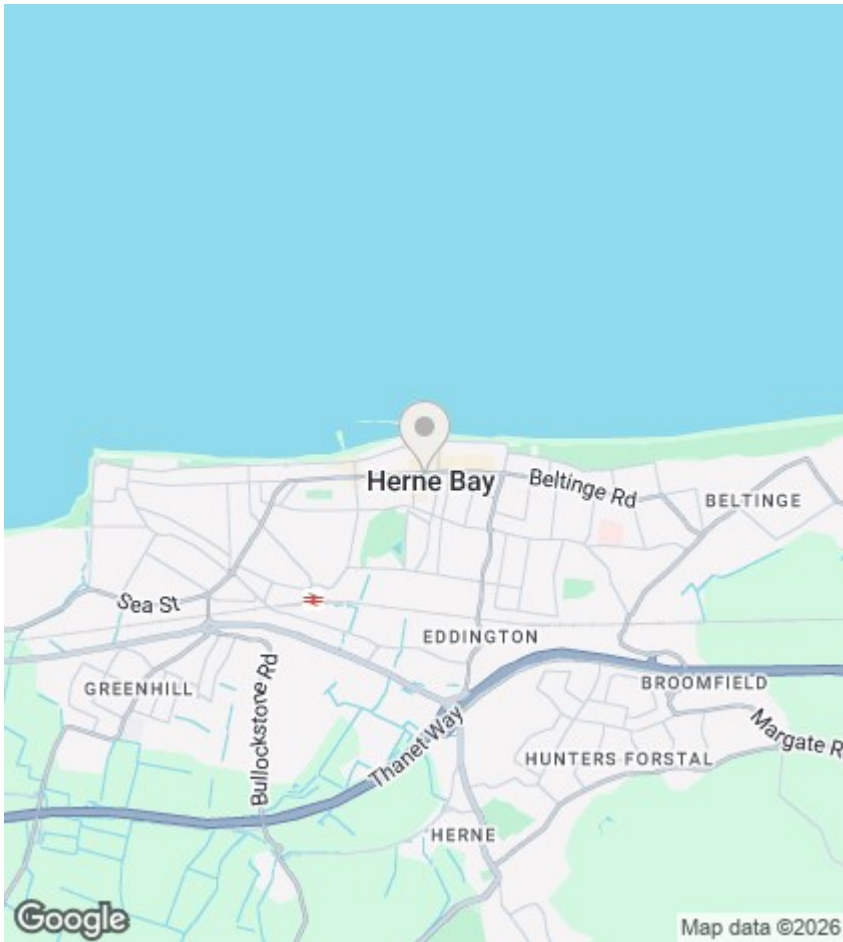
Built in wardrobe, cupboard housing water cylinder

Bathroom

Panelled bath, low flush wc, pedestal wash hand basin

COUNCIL TAX BAND B

NB: At the time of advertising these are draft particulars awaiting approval of our sellers.



Viewings

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

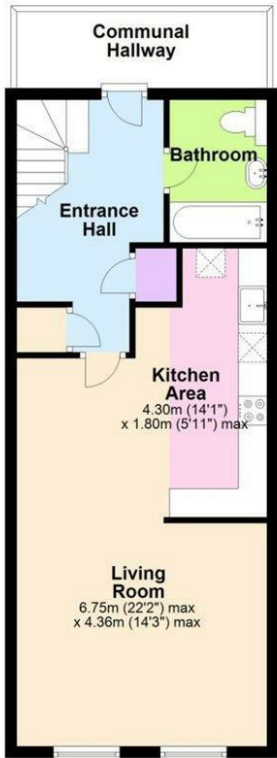
EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Split Level Flat
Approx. 48.7 sq. metres (524.1 sq. feet)



Galleried Area
Approx. 16.6 sq. metres (178.5 sq. feet)



Total area: approx. 65.3 sq. metres (702.6 sq. feet)
Flat 2, Frances Court, 117 High Street, Herne Bay