

# KE



Flat 6, St. Marys Court Station Road, Herne Bay, CT6 5NA

Offers In Excess Of £250,000

- Short walk to the town centre/beach and train station
- Ground Floor Apartment
- Period Features
- Share of Freehold / pet friendly
- Two Bedrooms Two Bathroom
- Parking

# St. Marys Court Station Road, Herne Bay CT6 5NA

Welcome to this charming two-bedroom ground floor flat located on Station Road in the delightful seaside town of Herne Bay. This property boasts beautiful features throughout, creating a warm and inviting atmosphere that is sure to appeal to a variety of buyers.

As you enter the flat, you will find a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen complements the living space, providing a functional area for all your culinary needs. The flat includes two comfortable bedrooms, with the master bedroom benefiting from an en suite bathroom, offering both privacy and convenience. Included with this flat is a convenient studio which can be used for storage or a hobby room.

With two bathrooms in total, this property is ideal for families or those who enjoy having extra space for guests. The flat is centrally located, ensuring that you are just a stone's throw away from local shops, amenities, and transport links, making daily life both easy and enjoyable.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are a first-time buyer, looking to downsize, or seeking a rental investment, this flat presents an excellent opportunity in a sought-after location.



Council Tax Band:



### **Hallway**

Radiator, wood flooring, built in storage shoe cupboard, built in storage cupboards/shelves

### **Kitchen**

9'5' x 7'1'

1 1/2 stainless steel sink and drainer with selection of matching wall and base units, oak worksurfaces, space for dishwasher and washing machine, fitted electric oven and hob with extractor hood over

### **Lounge/diner**

15'3' x 11'2'

Window to rear,

### **Bedroom 1**

20'6' x 10'11'

Window to side, cupboard housing boiler

### **En suite**

Double shower, pedestal wash hand basin, low flush wc, towel rail

### **Bedroom 2**

10'9' x 9'4'

Window to rear

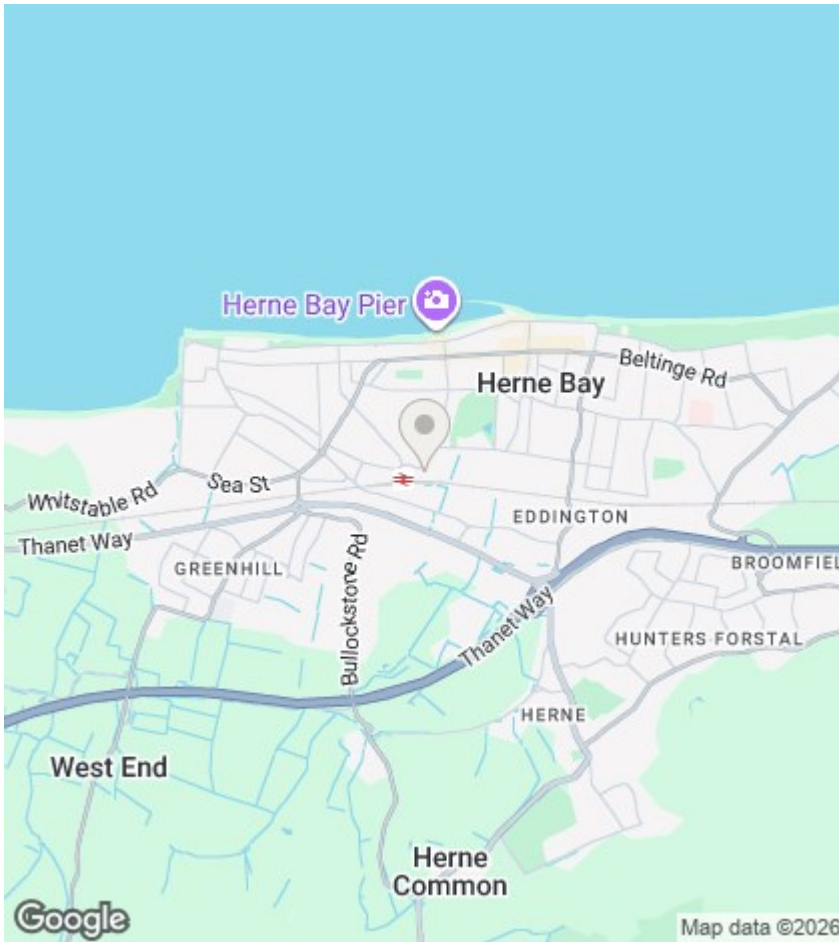
### **Bathroom**

Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low flush wc, fitted cupboards

### **Studio Room**

10'9' x 8'3'

Window to rear, door to side



## Viewings

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

## EPC Rating:

C

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>		77	81
(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	

## Ground Floor

Approx. 91.3 sq. metres (982.6 sq. feet)

