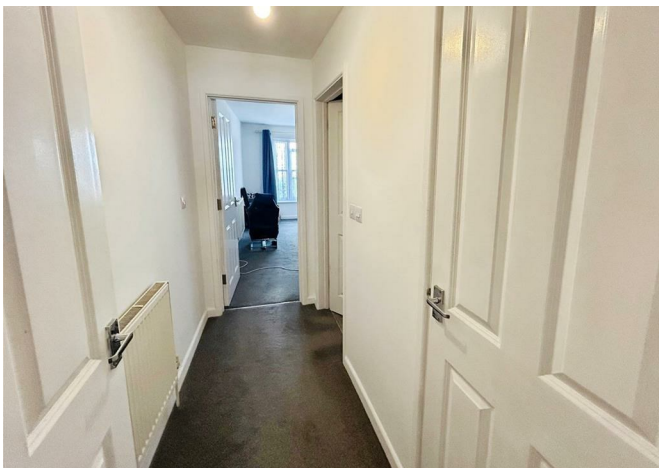




**1 Maytree Court New Street, Herne Bay, CT6 5AG**  
**Offers in excess of £160,000**



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

Located in the popular and well-connected Maytree Court development in Herne Bay, this well-maintained one-bedroom ground floor flat is offered to the market at offers over £160,000. The property is leasehold, with 109 years remaining on the original 125-year lease, making it an ideal purchase for first-time buyers, investors, or those looking to downsize into something low-maintenance and conveniently located.

The flat offers a bright and modern open-plan kitchen and living area, creating a sociable space that's perfect for relaxing or entertaining. The bedroom is a generous size, with ample space for storage, and the bathroom is well-presented with a contemporary finish. The flat also benefits from being on the ground floor, making it easily accessible and appealing to a wide range of buyers.

Situated just a short distance from local shops, amenities, and Herne Bay seafront, this property enjoys a fantastic location with excellent transport links nearby, including Herne Bay station and easy access to the A299. Whether you're looking for a full-time residence or a strong investment opportunity, this home ticks all the boxes for location, condition, and value.

EPC Rating C  
Council Tax Band B

## Description

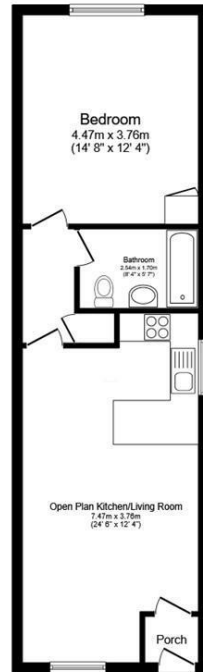
### Agents Notes:

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.

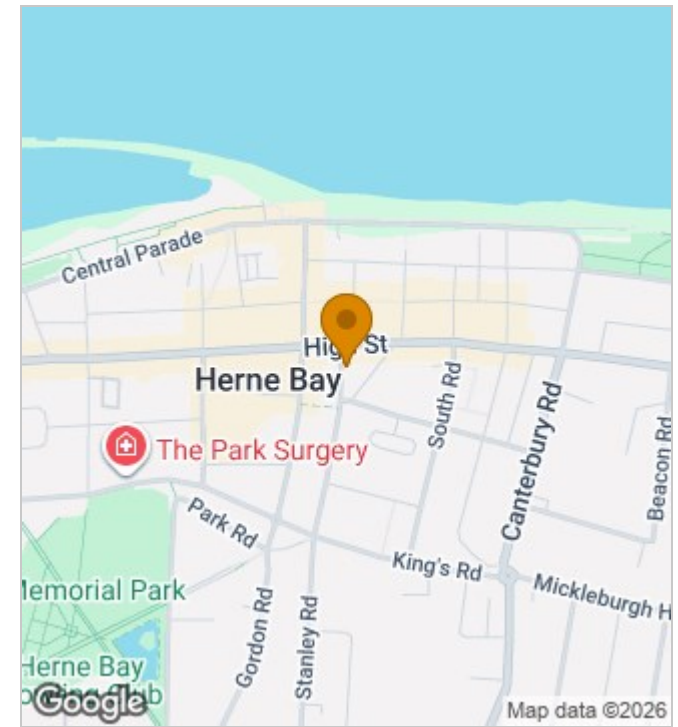




**Floor Plan**  
 Floor area 52.0 sq.m.  
 (560 sq.ft.)

Total floor area: 52.0 sq.m. (560 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>76</b>	<b>77</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	