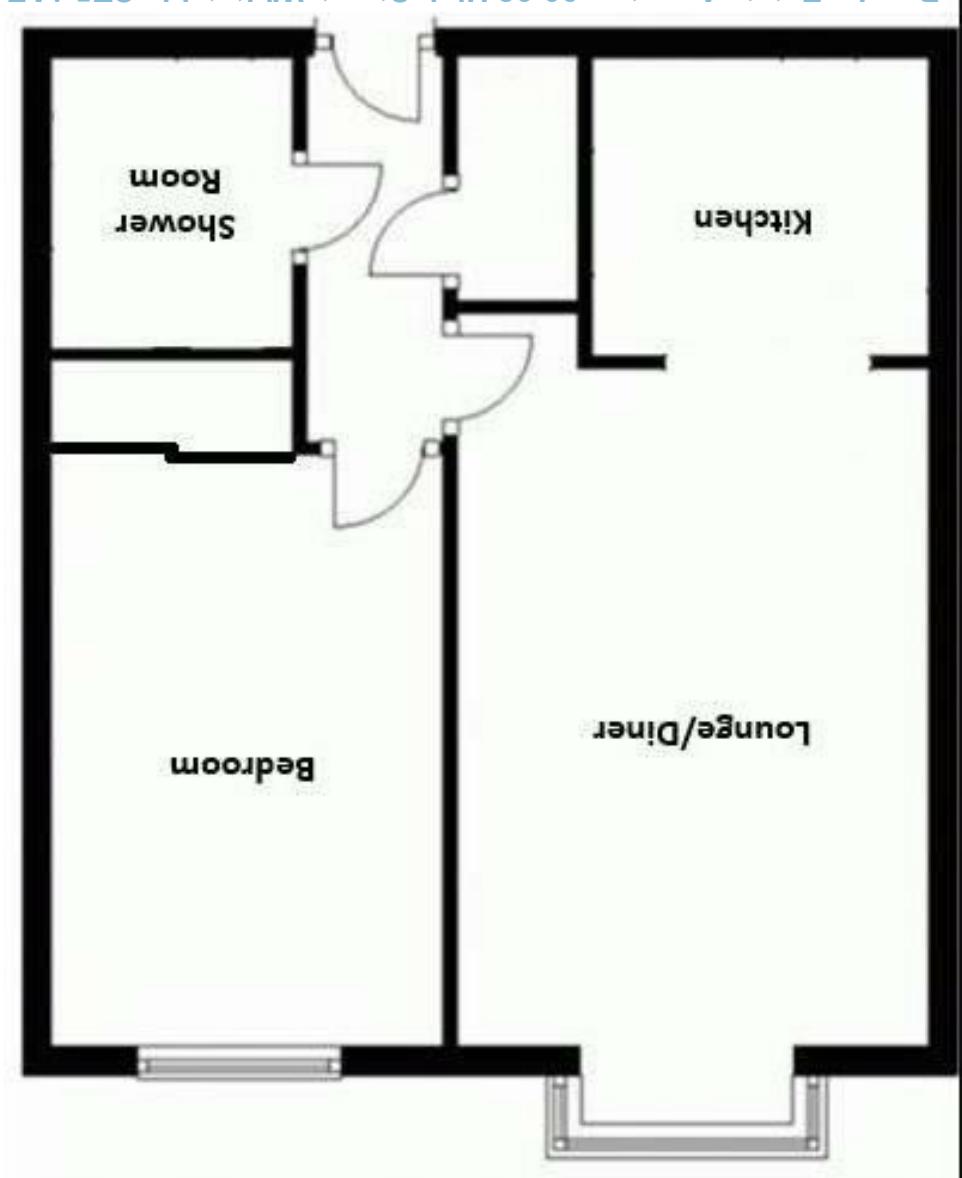
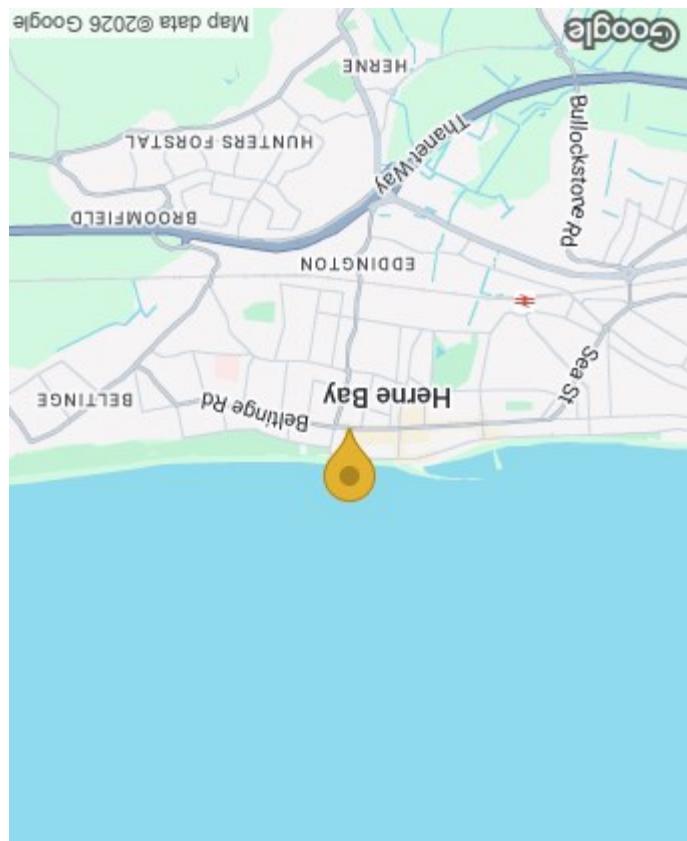
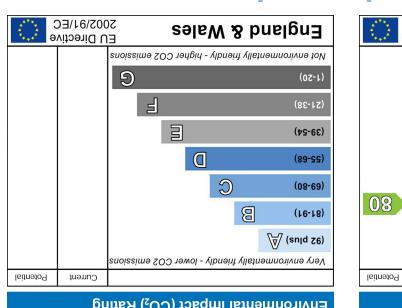




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Working for you and with you

## Cavendish Court High Street Herne Bay, CT6 5LB

Chain-free retirement apartment, ready for immediate occupation.

Cavendish Court offers an excellent range of facilities.

Residents can enjoy the use of a communal lounge, lift, laundry room, guest accommodation, mobility scooter and wheelchair storage, parking on a first come first served basis, secure entry system, emergency alarm service, part-time non-resident management and communal gardens along with a variety of optional weekly social activities for those who wish to participate.

The complex was built in 1987 and comprises 39 apartments set over 3 floors.

Ideally located, this apartment is within easy walking distance of a variety of shops, restaurants, and local amenities, including the twin-screen Kavanagh Cinema.

For those who enjoy the outdoors, the beach is just a short stroll away, offering fresh sea air, coastal walks, and the relaxing sound of the waves.

An ideal setting for retirement, combining coastal living with convenience and comfort.

**£95,000**



### Main Entrance

Secure entry system for residents and visitors. Lift to all floors. Access to laundry room and communal residents lounge. Manager's office.

### Entrance Hall

Solid door to small entrance hall with built in storage cupboard also housing the electric boiler, electric meter and consumer unit. Combined entry system and resident's emergency helpline. Single power point.

### Lounge/Diner

Large Upvc double glazed window overlooking Cavendish Road. Telephone and TV points. Emergency pullcord. Electric radiator. Thermostat control. Two wall light points. Opening to the kitchen.

### Kitchen

Matching range of wall, base and drawer units. Worktop with inset stainless steel sink unit and mixer tap. Electric hob with glass splashback, extractor above and electric oven and grill below. Partially tiled walls. Tiled floor.

### Bedroom

Large Upvc window overlooking Cavendish Road. Built-in wardrobe with shelving and hanging rail. Electric radiator. Emergency pullcord. Thermostat control. Telephone point. Power point. Wall light point.

### Shower Room

Suite comprising large shower enclosure with glass sliding door, Mira electric shower, hand held shower attachment, seat and grab rail, vanity unit with inset wash hand basin and mixer tap and close coupled WC. Chrome heated towel rail. Fully tiled walls. Extractor fan. Emergency pullcord. Vinyl flooring.

### Communal Rear Garden

For use of residents and guests.

### Parking

Secure gated parking for residents on a first come first served basis. There is a covered area for parking and charging mobility scooters.

### Tenure

This apartment is Leasehold

Lease length : 125 years from January 1987 - 86 years remaining

Service Charge : We understand the service charge is £2545.20 per year and includes the ground rent.

These figures will need to be verified by your legal representative at the time of a purchase transaction.

### Council Tax Band

Band A : £1,535.50 2025/26

We suggest interested parties make their own enquiries

### Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

### Location & Amenities

Herne Bay is a traditional coastal town offering a wide range of amenities including seaside cafes, retail outlets, a swimming pool and cinema and a selection of water sports activities to name but a few.

The railway station is nearby with services to London and coastal towns to Ramsgate.

The A299 merging with the M2/A2 road networks is easily accessible.

### Important Information

Please be aware the seller is not familiar with this property and is therefore not able to verify any property particulars or material information related to this property.

