

# KE



Flat 15, Brian Roberts House Beach Street, Herne Bay, CT6 5PW

£55,000

- Retirement Flat
- No Forward Chain
- Central Location
- Warden Assisted

# Flat 15, Brian Roberts House Beach Street, Herne Bay CT6 5PW

No Forward Chain. This retirement flat is situated on the first floor of a popular development within the heart of Herne Bay, a stones throw away from the seafront and all town facilities including shops and restaurants. The flat is warden assisted with a double bedroom, fitted kitchen, shower room and lounge. The properties at Brian Roberts House benefit from having a house manager, intercom system, laundry room and guest room.



Council Tax Band:



## **FIRST FLOOR**

### **Hallway**

Airing cupboard

### **Lounge**

15'3 x 8'11

Double glazed window to rear, electric storage heater.

### **Kitchen**

8'6 x 9'2

A range of wall and base units with worktop over, electric oven, electric hob, washing machine.

### **Shower Room**

Low level WC, wash hand basin, shower unit.

### **Bedroom One**

12'3 x 8'6

Double glazed window to rear.

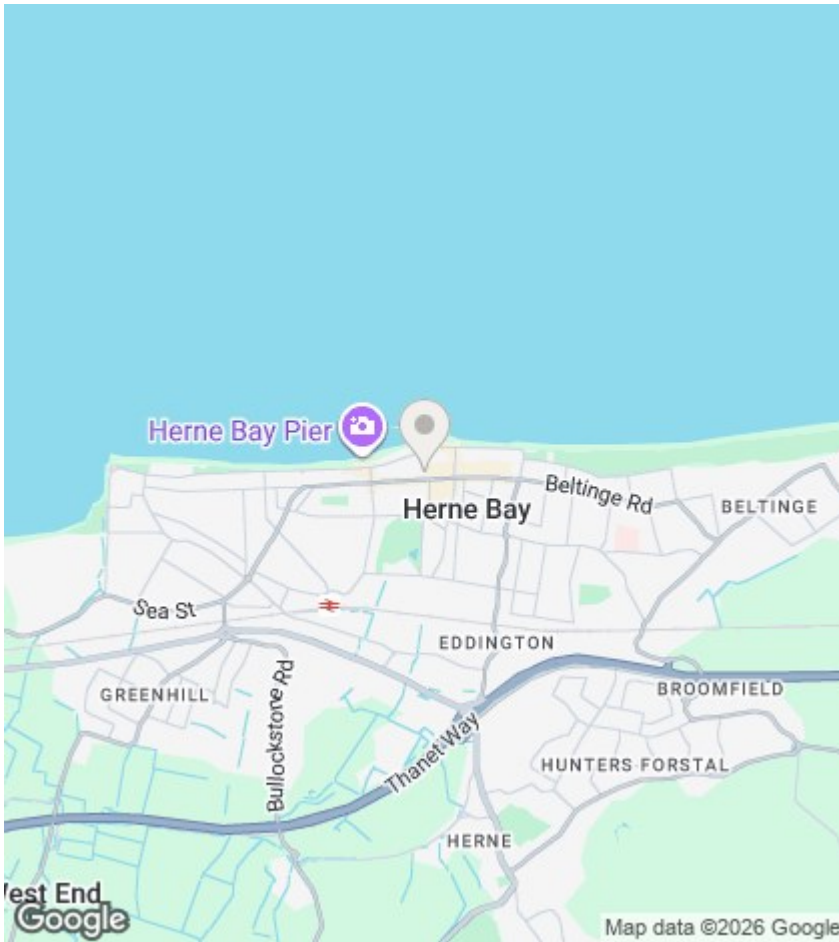
## **COUNCIL TAX BAND A**

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

## **LEASE INFORMATION**

We have been advised by the seller that there is 62 years left on the lease.

The annual service charge is approximately £238.76 per month.



## Viewings

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

## EPC Rating:

B

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 82                      | 83        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

