

KE



47c Charles Street, Herne Bay, Kent, CT6 5HW

£225,000

- Two Bedroom Maisonette
- Courtyard Rear Garden
- Partial Sea Views From Lounge
- Vacant Possession/No Onward Chain
- Close Proximity To Sea Front

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A wonderfully designed maisonette, with creating a stylish modern home with a sense of space and refinement. Proximity to Herne Bay's sea front is perfect and the view from the end of the road is breath taking. Arranged over two floors with access to a terraced garden at the rear, this could be a great first time buy or investment to rent out or use as a holiday let. The kitchen/diner is flush with modern fitted units, finished gloss white with built in appliances. Being offered with vacant possession and no onward chain an internal viewing comes highly recommended.



Council Tax Band: B



GROUND FLOOR

Sitting Room

12'4 x 18'

Kitchen/Diner

11'11 x 12'2

BASEMENT

Inner Hall

Bedroom One

11'6 x 18'

Bedroom Two

11'6 x 9'4

Bathroom

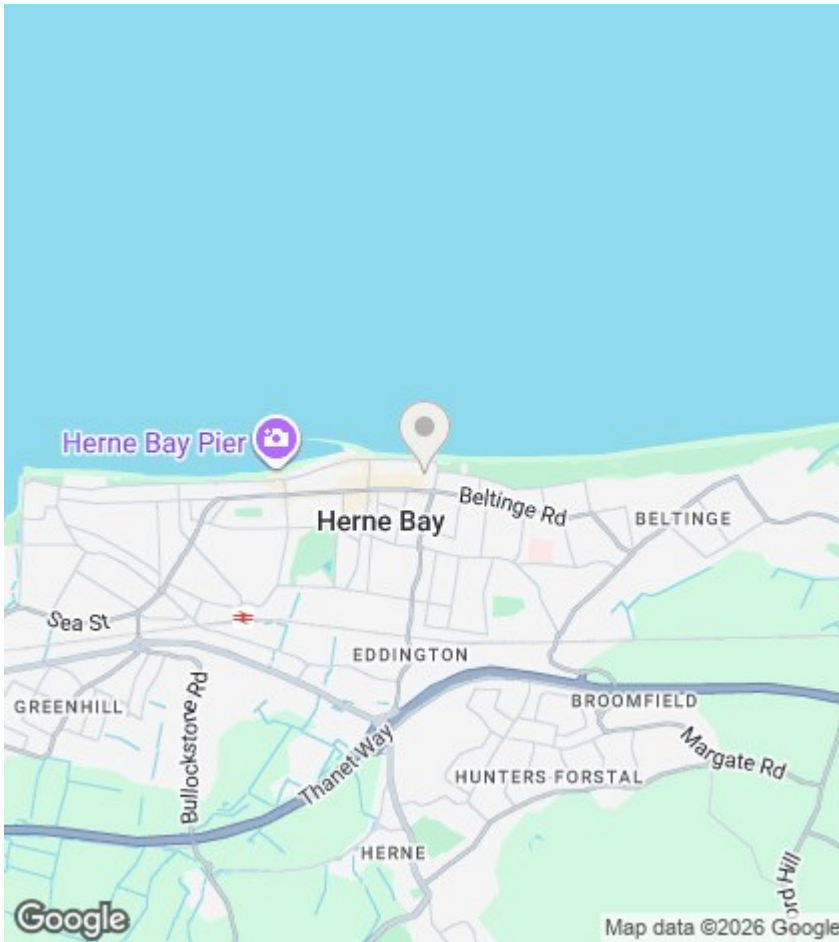
LEASE INFORMATION

We have been advised by our seller that there is 89 years left on the lease.

The service charges are approx. £350 per annum.

COUNCIL TAX BAND B

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



Viewings

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

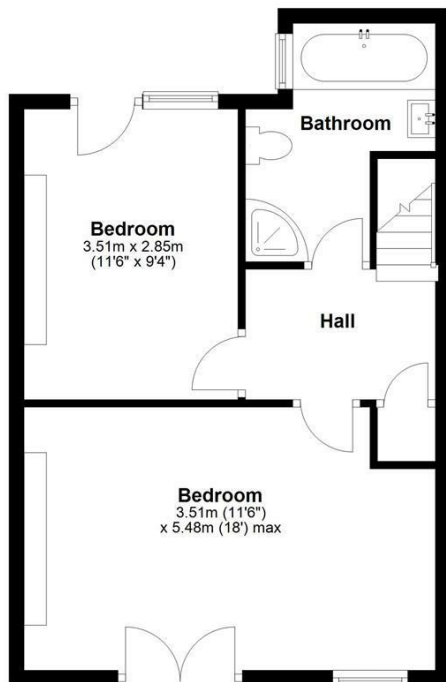
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	76
(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	

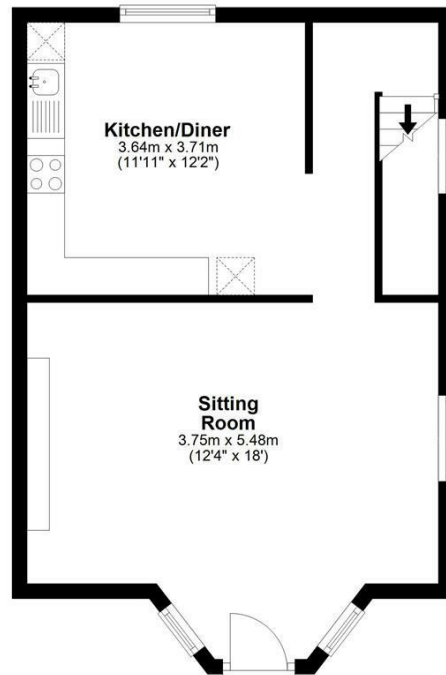
Basement

Approx. 42.2 sq. metres (453.9 sq. feet)



Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.4 sq. feet)