

KE



Flat 2 Pier Heights, 106-110 Station Road, Herne Bay, CT6 5NB Offers In Excess Of £150,000

- One Bedroom First Floor Apartment
- Sea Views
- Vacant Possession
- Sea Front Position
- Open Plan Living Room/Kitchen

106-110 Station Road, Herne Bay CT6 5NB

Nestled along the picturesque Station Road in Herne Bay, this delightful first-floor flat offers a perfect blend of comfort and coastal charm. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a serene seaside retreat.

The highlight of this apartment is undoubtedly its stunning sea views, which can be enjoyed from the open-plan living room and kitchen. This inviting space is designed for modern living, allowing for seamless interaction whether you are entertaining guests or enjoying a quiet evening at home. The natural light that floods the room enhances the warm and welcoming atmosphere, making it a perfect spot to unwind after a long day.

The seafront location provides not only breathtaking views but also easy access to the beach and local amenities. Residents can enjoy leisurely strolls along the promenade, indulge in the local cafes, or explore the vibrant community that Herne Bay has to offer.

This flat is a wonderful opportunity for those looking to embrace a coastal lifestyle while still being within reach of essential services and transport links. With its charming features and enviable location, this property is sure to attract those who appreciate the beauty of seaside living. Don't miss the chance to make this lovely flat your new home.



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E

Council Tax Band: B



FIRST FLOOR

Hall

Bathroom

8' x 5'11

Kitchen/Living Room

18'10 x 15'5

Bedroom

12'4 x 9'6

COUNCIL TAX BAND B

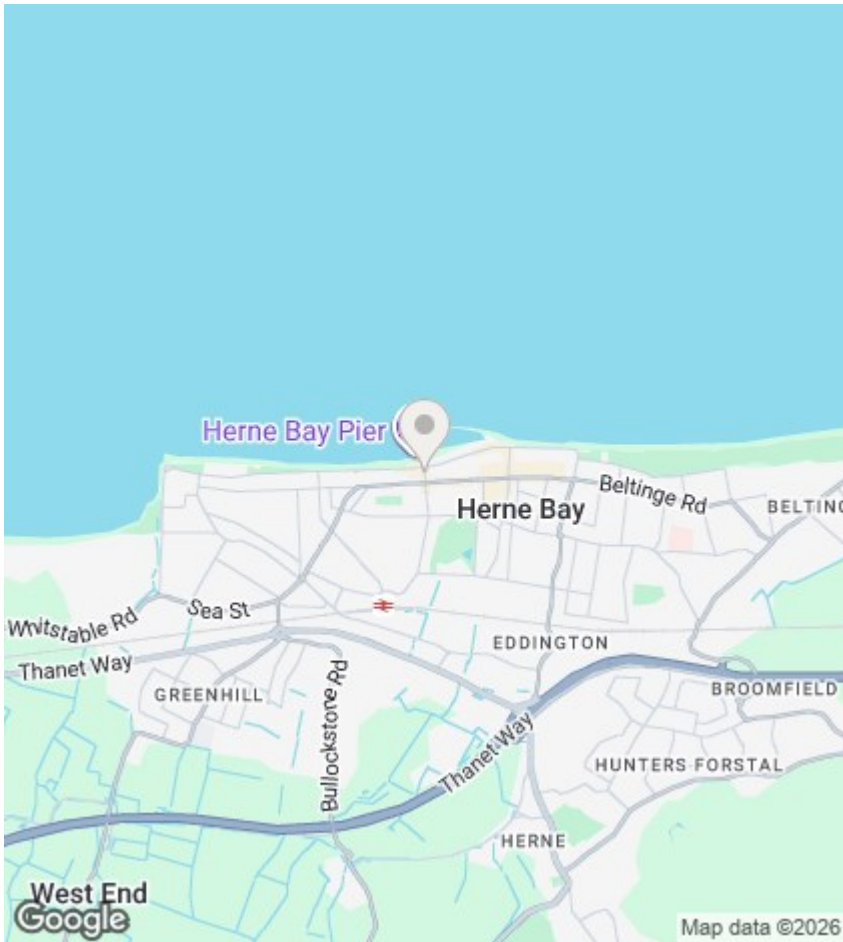
NB: At the time of advertising these draft particulars are awaiting approval from our sellers

Lease Information

We have been advised by the seller that there is 108 years left on the lease.

Ground Rent is £200 per annum

Service Charge is £97.24 per quarter, £388.96 per annum



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

