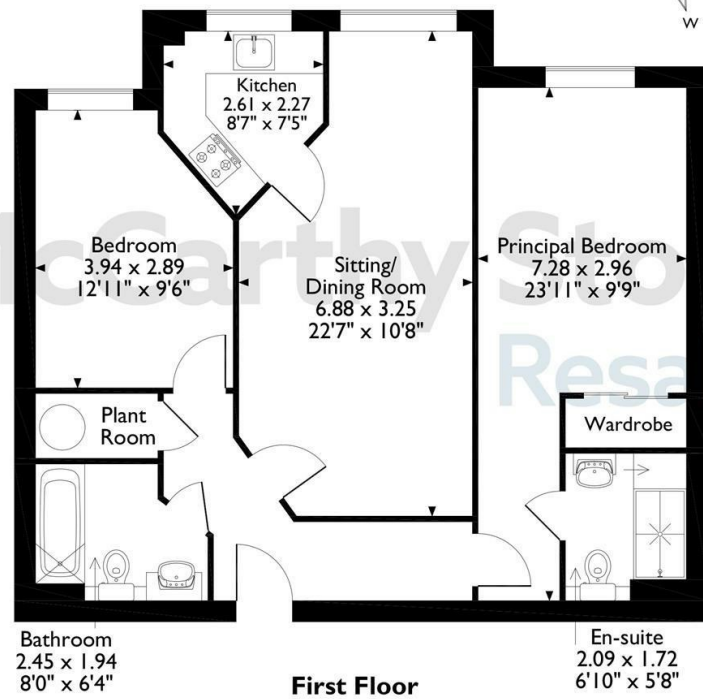


37 Thwaytes Court, Minster Drive, Herne Bay, Kent  
Approximate Gross Internal Area  
70 Sq M/753 Sq Ft

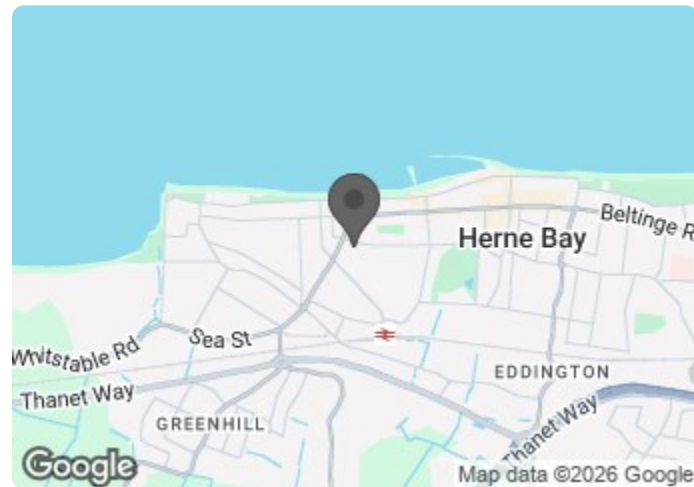


**37 Thwaytes Court**

Minster Drive, Herne Bay, CT6 8BF



**Council Tax Band: C**



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>72</b>	<b>73</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		



**Offers over £230,000 Leasehold**

A TWO double bedroom apartment situated on the FIRST FLOOR with lift access. This apartment features a kitchen with integrated appliances, en-suite and main bathroom. Thwaytes Court, a McCarthy Stone retirement living development is nestled in Herne Bay and boasts a homeowner's lounge where SOCIAL EVENTS take place and well maintained communal gardens.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Thwaytes Court, Minster Drive, Herne Bay, Kent, CT6 8BF

2 Bed | £230,000

## Entrance Hall

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Access to the two bedrooms, shower room and living areas.

## Living/ Dining Room

With TV and BT points. Fitted carpets, raised electric power sockets. Underfloor heating with individual thermostats. Benefitting from fitted shutters and curtains. The living room is a bright room with plenty of space for both a sofa set and a dining area.

## Kitchen

Fully fitted kitchen a range of wall and base units for ample storage. Tiled flooring throughout. Features include waist high oven (for minimal bend), ceramic four ring hob, extractor hood and integrated fridge/freezer.

## Bedroom One

Spacious double bedroom with large walk-in wardrobe. Underfloor heating, raised power points. TV and BT points. Door leads to en-suite for convenience.

## Bedroom Two

A double bedroom which is carpeted, raised power points. Underfloor heating. This room could be utilised as a study, second dining area or hobby room.

## Main Bathroom

Fitted bathroom suite, tiled from floor to ceiling

comprising; shower over bath, basin, W/C and Vanity unit with mirror and light above. 24/7 emergency pull cord for peace of mind.

## En-Suite

En-suite accessed via the master bedroom. A fully fitted suite, tiled from floor to ceiling. Shower cubicle with thermostatically controlled shower, basin with vanity cupboard below and mirror above, W/C. 24/7 emergency pull cord.

## Service Charge Breakdown

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your

Property Consultant or House Manager.

Service charge £4,581.74 per annum (for financial year ending 31/3/2027)

## Leasehold

125 Years from 2015

Ground Rent £495

Ground Rent review: Jan-30

## Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

