



39b High Street, Herne Bay, CT6 5LN  
£115,000

TEL: 01227 749484

PARTNERS  
TATTOO STUDIO  
Partners Tattoo Studio  
01227 749484

WALK IN'S AVAILABLE



## 39b High Street, Herne Bay, CT6 5LN £115,000

**INVESTMENT OPPORTUNITY / IDEAL FIRST-TIME BUY** — A spacious one-bedroom first-floor flat ideally located on Herne Bay High Street, just a short walk from the seafront, railway station, and a wide range of shops, cafés, and amenities. The accommodation comprises an entrance hall, modern shower room, good-sized open-plan lounge/kitchen, and a double bedroom, offering a practical and well-balanced layout. The property benefits from a long lease with approximately 122 years remaining following a Deed of Variation completed in 2023, no ground rent payable, and low outgoings including a service charge of £213.00 and buildings insurance of £124.99 for the period 1st May 2025 to 31st April 2026. Further advantages include Council Tax Band A, EPC Rating C, and excellent transport links to London, making this an attractive, low-maintenance option for buy-to-let investors or first-time buyers alike. Viewing by appointment only.

## Description

Tenure Leasehold

Buildings Insurance Contributions  
Buildings Insurance Contributions 1st May 2025 to  
31st April 2026 (39b Contribution) £124.99

Service Charge  
Service Charge Demand for 1st May 2025 to 31st  
April 2026 Regarding 39b High Street Herne Bay  
Kent £213.00

Council Tax Band A

EPC Rating C

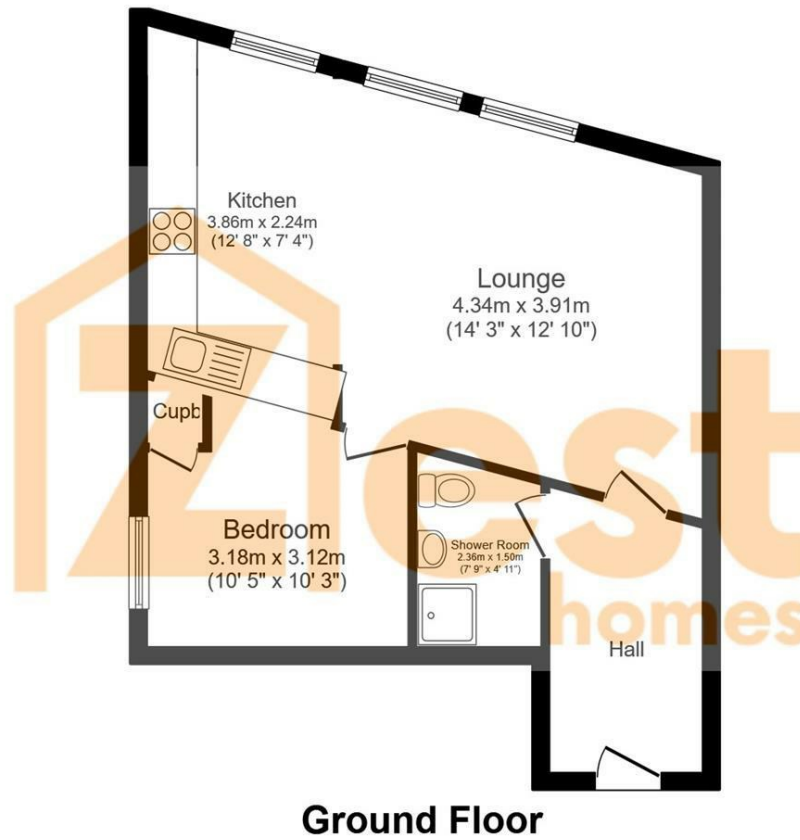
Agents' notes

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding. 2. All measurements stated on our details and floorplans are approximate and, as such, can not be relied upon and do not form part of any contracts. 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details. 5. Zest Homes hold the copyright to all advertising material used to market this property. 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

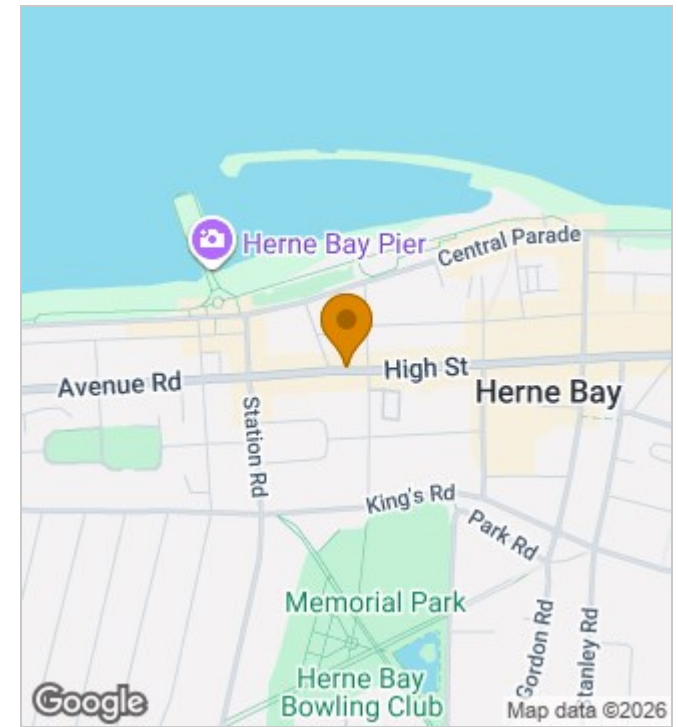
Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>69</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	

190 High Street, Herne Bay, Kent, CT6 5AP  
 Tel: 01227 949291 | Email: [michelle@zesthomes.uk](mailto:michelle@zesthomes.uk)  
[www.zesthomes.uk](http://www.zesthomes.uk)

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