

Flat 2, 52 Kings Road, Herne Bay, CT6 5DA

£110,000









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Zest Homes is pleased to offer a compact, modern studio flat on the first floor. The property is currently let for £695 pcm, offering a 9% yield.

Accommodation comprises a living/bedroom area, a separate kitchen area, and a modern shower room.

Rental Income £695 PCM
Council Tax Band A
EPC Rating E
Lease Details: 999 Years from 1st September 2022
No ground rent payable
The buyer will have the share of Freehold transferred to them on completion and will be able to discuss with other leasees building insurance contributions and discuss creating the reserve. This company is currently being transferred to all leasees.

Description

** Great Investment Opportunity **

Zest Homes are pleased to offer for sale one of four flats in the same building - If you are an investor please contact us for information for all flats and freehold (also for sale if all four purchased together)
Flat 2 is a compact modern studio flat located on the first floor, the current owner has recently refurbished this flat and is vacant as ready to be occupied.
Accommodation comprises of living/bedroom area, separate kitchen area and modern shower room.



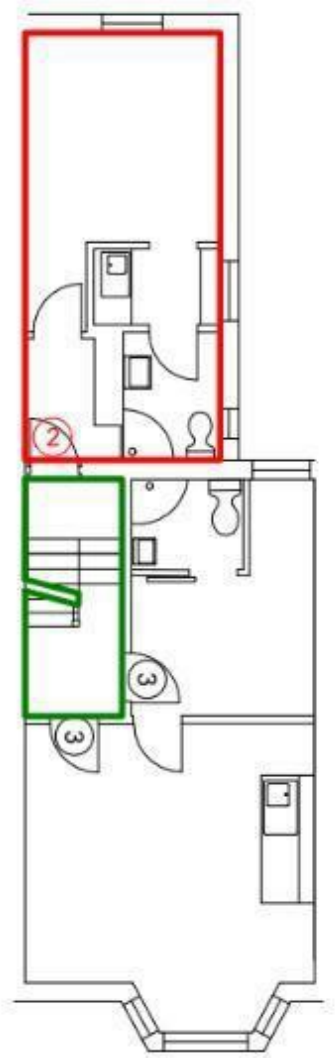
Situation

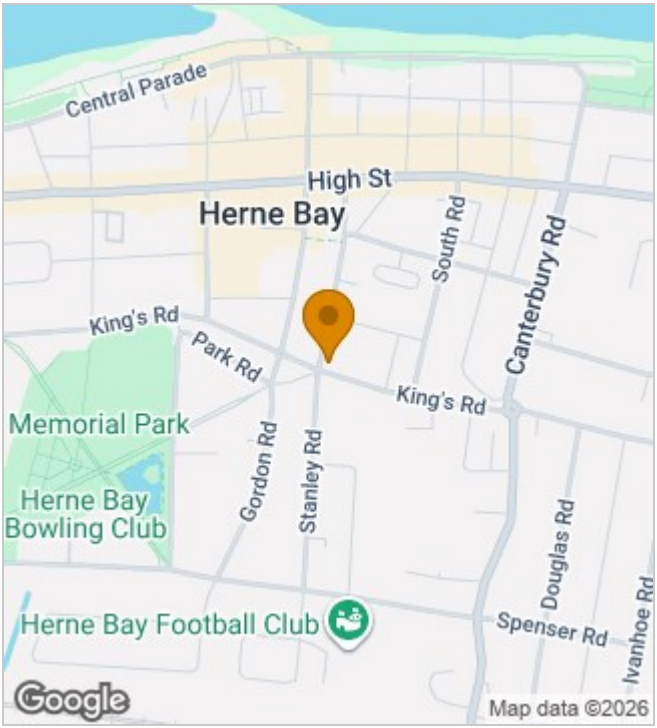
Kings Road, Herne Bay is located near the centre of town, which offers a range of local amenities within walking distance, including cafes, restaurants, independent shops, nurseries, schools, leisure and sports facilities, including a swimming pool, and cultural attractions, such as the local museum, King's Hall events space, and a cinema. At the end of this short road, at the seafront, you will find the delightful Waltrop Gardens, the pier to the left, and the bandstand to the right. Herne Bay has many areas to walk and explore from Memorial Park to a long stretch of coastal parkland extending to Reculver Towers, not that you will want to go far with the beach on your doorstep. A coastal cycle route connects Whitstable to Reculver. The mainline railway station is a 12min. (0.6m) walk away, with high-speed links to London in 1h20m as well as a range of regional destinations, which can also be reached by bus with stops along the High Street. The cathedral city of Canterbury is only 8 miles away and 5 miles to the quaint fishing town of Whitstable. Road links to the A299 are excellent for quick transits to London, Margate, or a ferry to the continent at Dover.

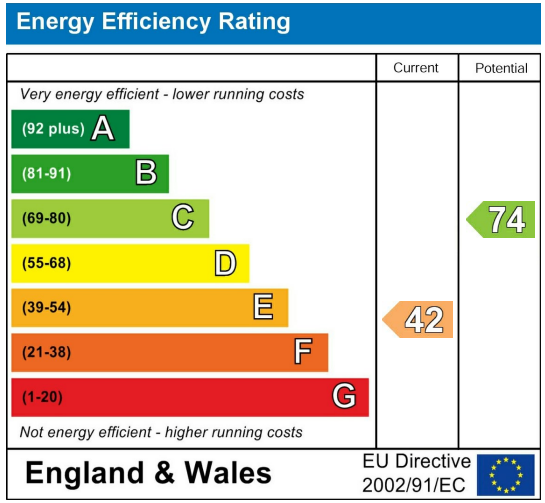




Flat 2







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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.