

Flat 3, 113 High Street, Herne Bay, CT6 5LA

Offers over £170,000









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ZEST HOMES is proud to present this exceptional three-bedroom apartment, perfectly positioned in the heart of Herne Bay's bustling High Street and just a short stroll from the seafront.

Occupying the second floor, this impressive property has been recently redecorated by the current owners and offers spacious, light-filled accommodation throughout. The apartment comprises a generous living room, a well-appointed kitchen, a modern family bathroom, and three well-proportioned bedrooms, providing flexible living space to suit a variety of buyers. Benefiting from an EPC Rating C, the property offers an attractive balance of comfort and energy efficiency.

Combining space, convenience, and an enviable central location, the property is ideally situated to enjoy everything Herne Bay has to offer, including an excellent selection of shops, cafés, restaurants, transport links, and the picturesque coastline. With a Council Tax Band A, the apartment also benefits from comparatively lower council tax costs, making it an appealing option for first-time buyers, investors, and owner-occupiers alike.

The property is offered on a leasehold basis with approximately 100 years remaining on the lease, together with a previous annual service charge of £750 and ground rent of £100 per annum. Whether you are searching for a permanent residence, a seaside retreat, or a buy-to-let investment, this apartment presents an excellent opportunity to acquire a substantial home in one of Herne Bay's most convenient and desirable locations.

Description

Living Room
16'4" x 13'5"

Kitchen
6'2" x 11'1"

Bedroom One
11'5" x 13'5"

Bedroom Two
9'10" x 13'5"

Bedroom Three
10'2" x 14'5"

Bathroom
4'1" x 11'1"

Hallway
2'7" x 22'11"

Leasehold Information
Leasehold (125 years from 2002), approx. 100 years remaining
Council Tax A
EPC Rating C
Service charge £750 pa
Ground rent £100 pa

Tenure: Leasehold 100 Years Remaining

EPC RATING C

Council Tax Band A

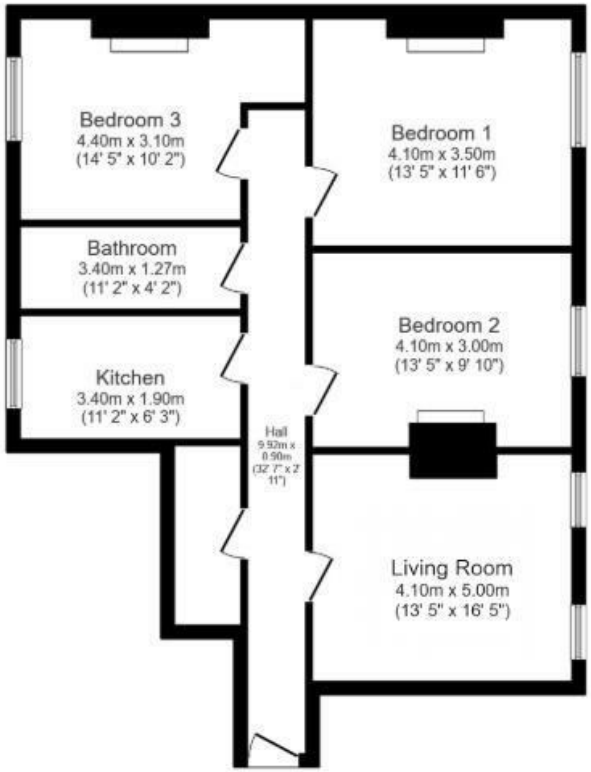
Floorplan Clause
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to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

Location
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

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 before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 holds 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.

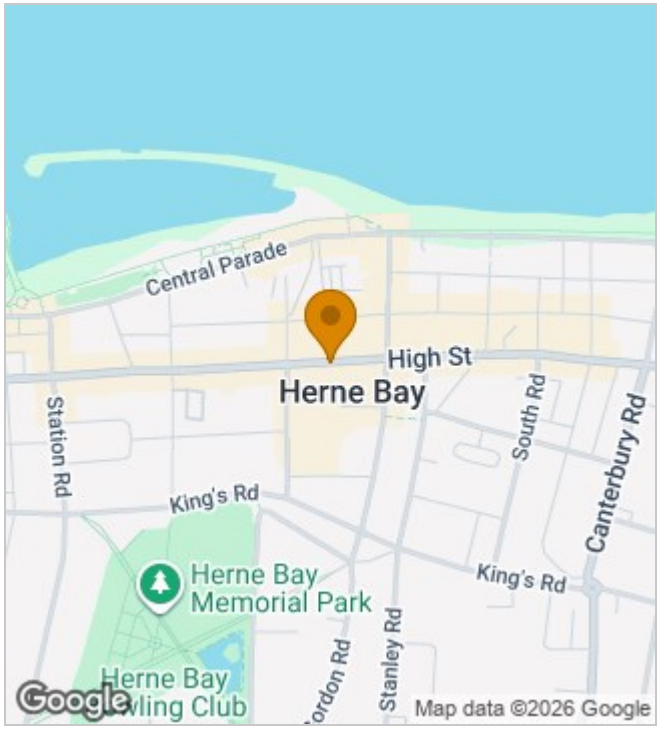






Total floor area: 77.9 sq.m. (838 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

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

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