



## Cavendish Court, High Street, Herne Bay, CT6 5LB

£105,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

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## KEY FEATURES

- Retirement Apartment
- Double Bedroom
- Ground Floor
- No Forward Chain
- Residents Parking
- Door Leading To Communal Garden
- Well Presented Throughout
- Great Central Location

TENURE Leasehold

COUNCIL TAX Band A

EPC RATING D (66)





## About this home

Situated in the heart of Herne Bay, this well presented one bedroom ground floor retirement apartment at Cavendish Court offers comfortable and convenient living just a short stroll from the town centre, local shops, and the picturesque seafront. Being offered with no forward chain, the property is ideal for those looking to move with minimal delay.

Internally, the apartment is thoughtfully arranged and maintained throughout. The spacious lounge/diner provides a welcoming living space and benefits from a door opening directly onto the communal garden and car park, creating a pleasant outlook and easy access.

The lounge flows seamlessly into the open plan kitchen, making it a sociable and practical layout. The double bedroom is well proportioned and features built-in wardrobes, while the wet room is designed for ease of use. From the hallway, there is also a generous built-in storage cupboard, adding to the practicality of the home.

Cavendish Court offers a range of communal facilities designed to enhance day-to-day living, including a lift to all floors, a residents' lounge for socialising, a laundry room, and a sheltered outside refuse area. There is also a scheme manager available Monday - Friday during office hours contributing to a comfortable and supportive environment.

Herne Bay itself is a charming coastal town known for its attractive seafront, colourful beach huts, and popular pier. The town offers a variety of independent shops, cafes, and restaurants, as well as excellent transport links to Canterbury and beyond. The nearby coastline and promenades provide lovely opportunities for leisurely walks and enjoying the seaside lifestyle.

Lease We understand from the seller(s) the lease is for 125 years from 1987. We understand from the seller(s) the ground rent is 150 PA and the maintenance is £3, 322. 66 PA.

## Key information



### APPROX. FLOOR AREA

441 sq ft (41 sq m)



### EPC RATING

D (66)



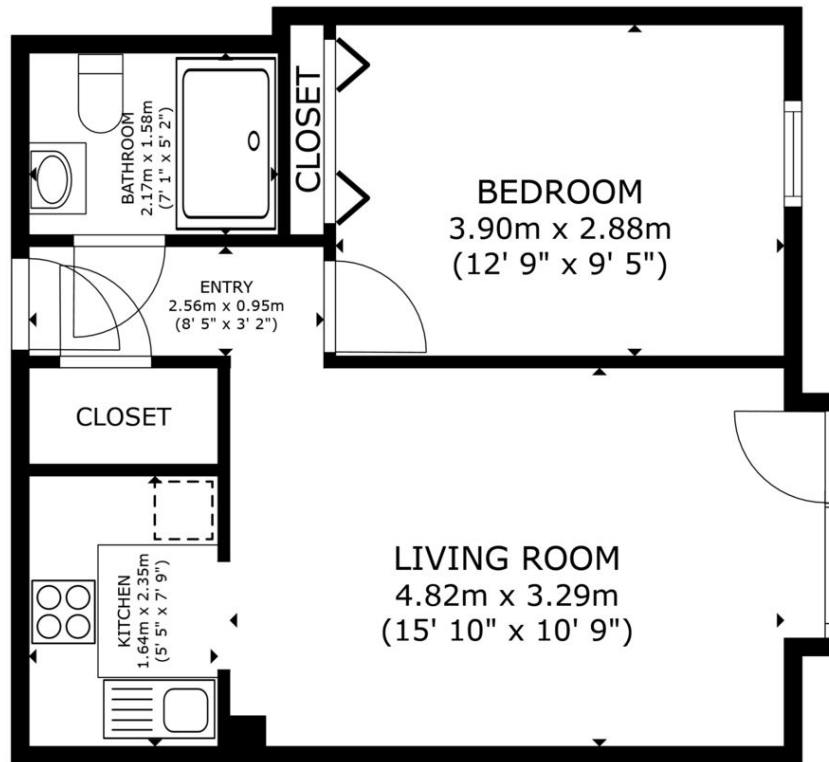
### COUNCIL TAX

Band A



### TENURE

Leasehold



PLANTA

GROSS INTERNAL AREA  
PLANTA 41.3 m<sup>2</sup> (444 sq.ft.)  
TOTAL : 41.3 m<sup>2</sup> (444 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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