SPILLER BROOKS

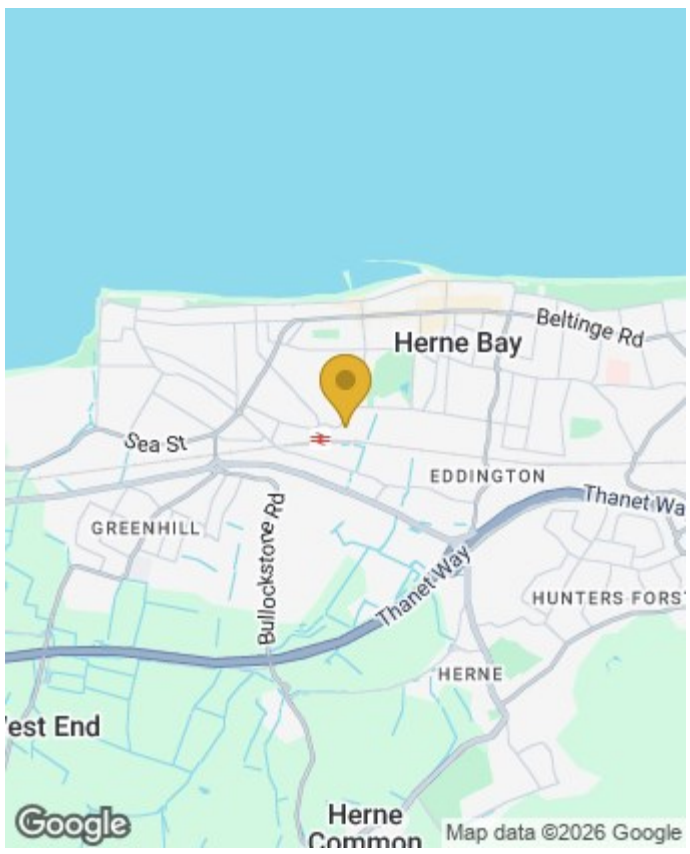
Working for you and with you

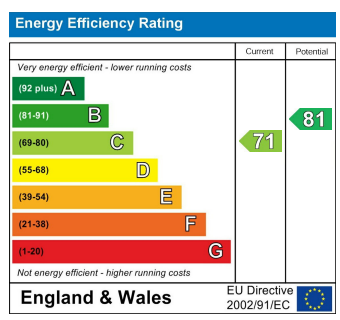
Flat 13 St Mary's Court
Station Road, Herne Bay, CT6 5NA

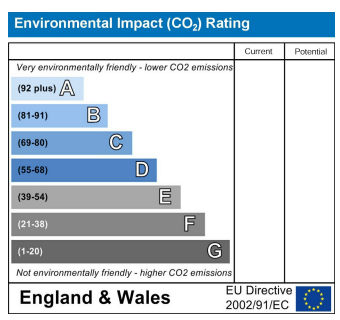




Total area: approx. 91.3 sq. metres (982.3 sq. feet)







Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

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VAT No 321 845 612 / Registered Office: 90-92 High Street, Whitstable, Kent CT5 1AZ

Flat 13 St Mary's Court
Station Road, Herne Bay, CT6 5NA

Originally opened as the Grand Hotel in 1899, this landmark building has a fascinating history and an enduring sense of timeless elegance, later being converted into luxury apartments and renamed St Mary's Court.

Situated within easy reach of public transport links, Herne Bay town centre and the seafront, this exceptionally stylish and spacious apartment offers an appealing combination of space, convenience and accessibility.

A welcoming entrance hall creates a lovely first impression from the moment you step inside.

The lounge/diner benefits from a large bay window to the front, creating a comfortable and inviting space for both relaxation and entertaining and an attractive, well-fitted kitchen could easily accommodate a bar table, ideal for informal dining. Two generous double bedrooms and two washroom facilities add further convenience, with the principal bedroom benefiting from an en-suite shower alongside a smart, contemporary bathroom.

Further benefits include a share of the freehold, residents' and guest parking, communal gardens and a lift providing access to all floors.

All in all, this is a superbly presented and generously proportioned apartment, combining period character with modern comfort in a highly convenient location.

£240,000









Communal Entrance Hall
Stairs and lift to all floors.

Landing
Door leading to a private entrance area with a main door providing access to the apartment.

Entrance Hall
23'1 x 5' (7.04m x 1.52m)

Lounge/Diner
21'8 max x 13'1 max (6.60m max x 3.99m max)

Kitchen
18' x 7'1 (5.49m x 2.16m)

Principal Bedroom
18' max x 12'6 (5.49m max x 3.81m)

En-Suite Shower Room
5'9 x 5'7 (1.75m x 1.70m)

Bedroom 2
15'6 x 11'1 (4.72m x 3.38m)

Bathroom
6'6 x 5'9 (1.98m x 1.75m)

Parking
One designated parking space and visitors' parking.

Tenure
Share of the Freehold

Lease length : 99 years (125 years from 24 June 2000)

Service Charge : £1,742.30 every six months (January & July)

Ground Rent : Nil

Council Tax Band
Band C : £2,131.55 2026/27
May we suggest that interested parties make their own investigations

Adaptations
There is a lift to all floors within the building however there are steps to enter the building.

Floorplans & Dimensions
Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Lifestyle Amenities
Herne Bay is a charming seaside town on the north coast of Kent, known for its Victorian heritage, traditional seafront, and relaxed coastal lifestyle.

Within a short walk (0.3 miles) Herne Bay Memorial Park is a lovely green haven offering an ideal blend of natural beauty, recreational space, and community spirit. The park provides a serene escape from the bustle of daily life, making it a key lifestyle attraction for residents of all ages. Whether you're seeking active recreation or quiet relaxation, the park enhances the quality of life for all.

Public transport links are on the doorstep with Herne Bay railway station, a couple of minutes on foot, providing direct links to London Victoria and London St Pancras.

Local bus services provide access to Canterbury and Whitstable.

Good road connections are available via the A299, providing convenient access to London via the M2 and Dover via the A2.

More extensive shopping and leisure facilities are available in Canterbury (8 miles) and Fashionable Whitstable (5 miles).

ID Verification
Spiller Brooks Estate Agents are obligated by law to conduct ID verification checks. This is a legal obligation under Anti-Money Laundering Regulations (AML) and all buyers will be required to complete electronic identity verification and provide supporting source of funds documentation. We use a third-party company to carry out these checks. The fee is £27+VAT per person payable once an offer is agreed and before a memorandum of sale is issued. Please note this fee is non-refundable.



