WILBEE & SON

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Flat 2 106 High Street, Herne Bay, Kent, CT6 5LE



One bedroom flat above commercial premises in a central position in the high street. There are three flats in this block which are all being sold and can be purchased together for in the region of £285,000 Leasehold. Currently let @ £595 Per calendar month exclusive. The existing tenant who has been in occupation for approx 4 years expressed she would like to remain in occupancy if sold as investment. THIS FLAT IS ON THE SECOND FLOOR

Offers In The Region Of £95,000 Leasehold

Communal entrance hall
Front entrance door and staircase leading to all three flats.

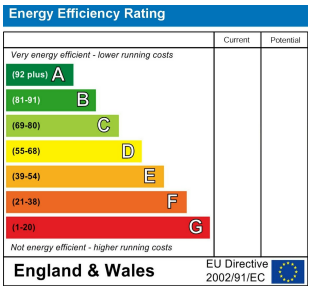
Inner entrance hall

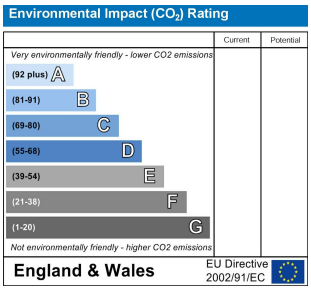
Lounge
12'4 x 8'4 (3.76m x 2.54m)
Window to rear, Radiator

Bedroom one
16' x 10'8 (4.88m x 3.25m)
Window to front, Radiator.

Kitchen
10'7 x 7'9 (3.23m x 2.36m)
Window to side, Radiator, Single drainer sink unit with taps over, range of wall and base units with complementary work surfaces over, space for washing machine and cooker.

Bathroom
Window to rear, Radiator, Panelled bath, pedestal wash basin, low level wc. Wall mounted gas boiler.





Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

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