WILBEE & SON

01227 374010
property@wilbeeandson.co.uk

2 St Marys Court, Station Road, Herne Bay, Kent, CT6 5NA



Spacious 2 bedroom self contained leasehold flat on the rear lower ground level , set in a large historic building . Located close to the railway station and on the main bus route to the town centre and sea front . Benefits from direct garden access and allocated parking place at hand .Pet friendly . Gas c/h ..No forward chain . Lift to all floor levels . Service charge applies approx £250 per month which includes ground rent and building insurance . Lease 125 years from 2000.

£250,000 Leasehold

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Main communal entrance hall
Access to lift

Additional Entrance to the rear
approached from communal garden with 5 steps in an internal porch leading down into the lounge /kitchen

Lounge/kitchen
23'4" x 14'1" reducing to 10'3" (7.122m x 4.3m reducing to 3.13m)
range of base units , wall cupboards , washing machine, electric oven ,gas hob, extractor unit over, one and a half bowl stainless steel sink unit , integrated fridge/freezer , tv point power points , window over looking the rear garden

Main entrance hall for flat
30'1" x 3'7" wide (9.18m x 1.1m wide)
split level hall , radiator, power points , door entry system, main flat entrance door leading into lobby and lift with fire exit to rear garden., rear window

Master bedroom
19'8" x 8'8" (6m x 2.66m)
radiator , power points

En suite Shower/wc
9'1" x 5'8" (2.78m x 1.74m)
tiled walls, low level wc suite , pedestal washbasin, wall mirror, heated towel rail , large walk in shower cubicle

Bathroom /wc
11'3" x 5'10" (3.44m x 1.79m)
panelled bath with mixer taps, low level wc suite, pedestal washbasin, half tiled walls , tiled floor, radiator ,wall lights

Rear bedroom
10'0" x 10'3" (3.06m x 3.14m)
view over the rear garden , radiator ,power points , cupboard housing gas boiler for central heating and hot water .

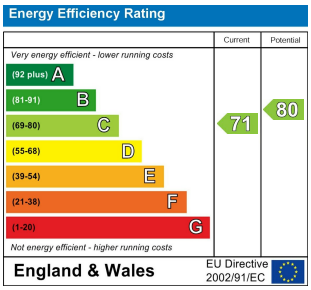
Communal rear garden
Lawned area with table and chairs, pet friendly

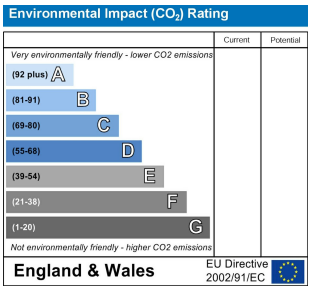
Communal car park
allocated space , visitors parking

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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.

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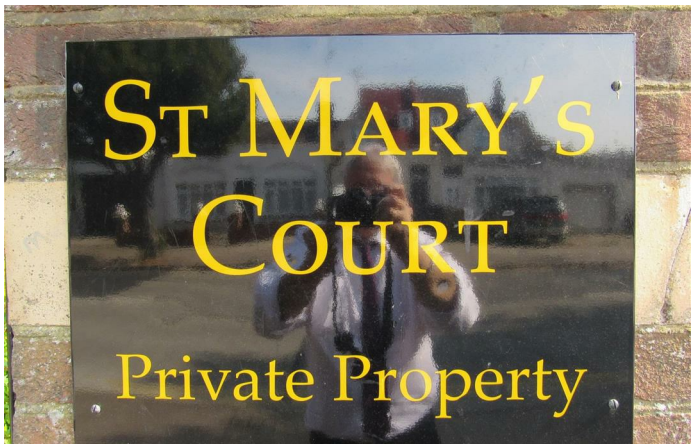
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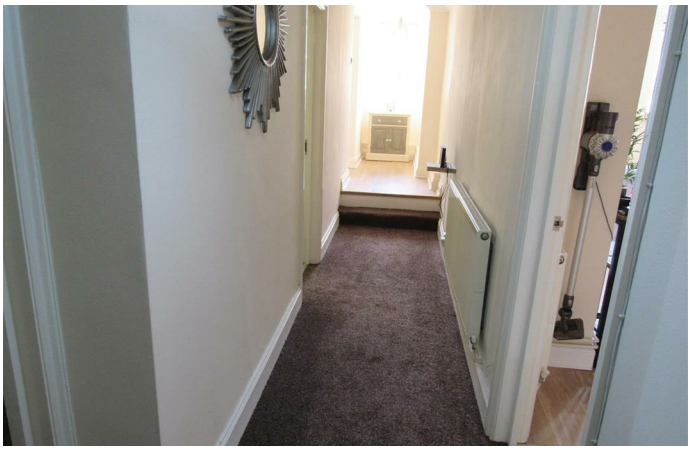
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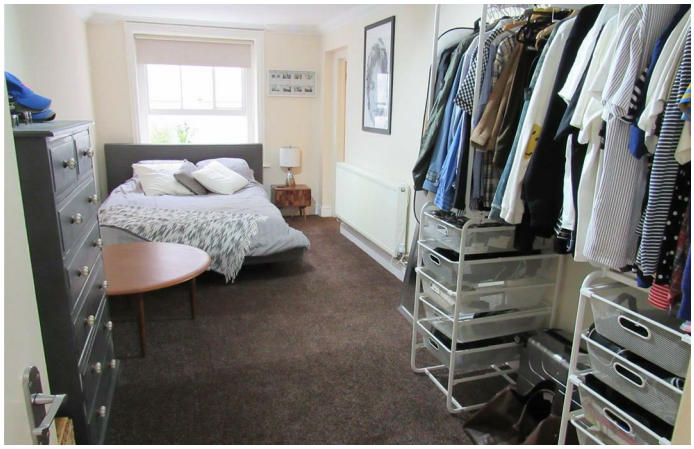
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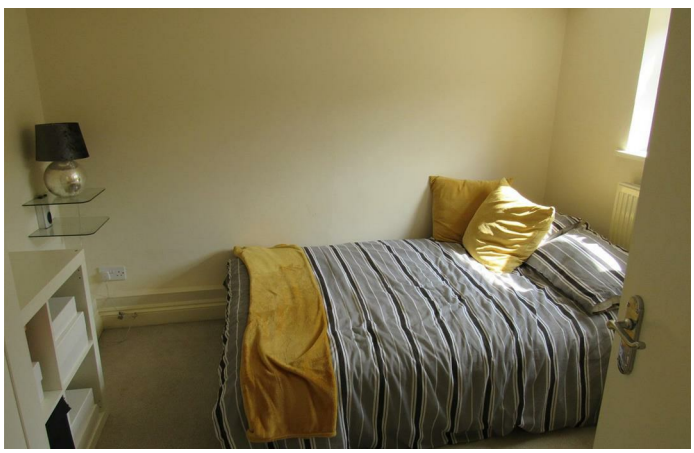












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