



NAEA Licensed Estate Agents

# Herne Bay

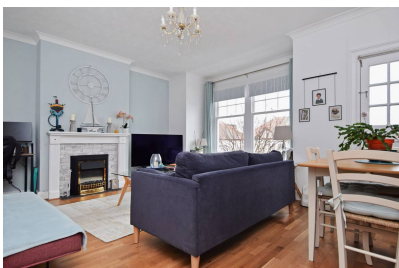
Douglas Road, Herne Bay, Kent, CT6 6AE

## £225,000



A beautifully modernised two bedroom first floor flat, situated within a very popular location close to local supermarkets, bus stops and not far from the beach.

Internally the property comprises; spacious landing, 17' lounge/diner, stunning 13' kitchen/breakfast room, impressive shower room and two bedrooms of which one is double in size.



## Property Information

A beautifully modernised two bedroom first floor flat, situated within a very popular location close to local supermarkets, bus stops and not far from the beach. Internally the property comprises; spacious landing, 17' lounge/diner, stunning 13' kitchen/breakfast room, impressive shower room and two bedrooms of which one is double in size. The flat also benefits from a stable style door opening on to your own private balcony. The property is ideal for those who are downsizing or it would make a great a first time buy and given its sought after and convenient location; an ideal investment for buy-to-let.

Internal viewing is essential, call Kent Estate Agencies to arrange your viewing appointment today.

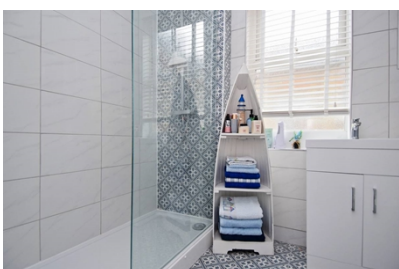


### Location:

Douglas Road is just on the cusp of the town centre of Herne Bay. The seafront with stunning walks along 'The Downs' in one direction and Hampton in the other is just a short walk away with popular cycle and footpaths leading as far as Birchington and Whitstable. Herne Bay town centre is just moments away where you will find a good range shopping, restaurants leisure amenities including rowing, sailing and yacht clubs along with a swimming pool and cinema. The harbour town of Whitstable is only 5.5 miles distant which enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The Cathedral city of Canterbury is 8.5 miles away with its theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops. Excellent transport links are nearby with Herne Bay mainline train station being 1.5 miles away providing direct links to London Victoria in approximately 88 minutes and London St Pancras in approximately 86 minutes. Easy access to the A299 is less than a mile away providing road links to London via the M2.



## Approved Property Details



### Main Landing

Stairs lead up front the entrance door to a large landing. Radiator.

### Lounge/Diner 17' 4 x 15' 6 Shortening to 13'0 (5.29m x 4.73m )

Feature fireplace housing gas point electric fire. Bay window to front. Two radiators. Power points. Stable style door opening to a balcony.

### Kitchen/Breakfast Room 13' x 11' 3 (3.97m x 3.43m )

The kitchen is planned with a matching range of wall and base units arranged on three walls with a breakfast bar peninsular. Inset 1 1/2 bowl sink unit. Work surfaces. Electric hob with extractor hood above and built-in eye level fan assisted electric double oven below. Plumbing for washing machine. Integrated dishwasher. Wall mounted combination gas boiler supplying hot water and central heating. Window. power points. Tiled flooring.



### Bedroom One 12' 0 x 9' 11 At Maximum Points (3.66m x 3.03m )

Bay window. Built-in wardrobe. Radiator. Power points.

### Bedroom Two 7' 7 x 6' 8 (2.32m x 2.04m )

Window to side. Radiator. Power points.



### Shower Room & WC 8' 5 x 7' 5 (2.57m x 2.27m )

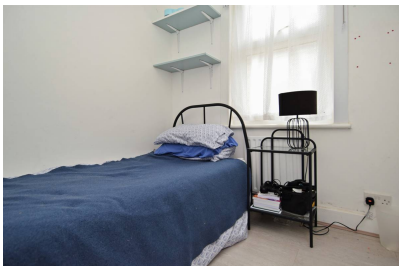
A modern contemporary suite in white comprising large fully tiled double shower cubicle, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Tiled walls. Frosted window to side. Downlighters. Extractor fan.

## Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

## Heating

Central heating is provided by a gas fired boiler situated in the kitchen and hot water



radiators as indicated in these particulars.

### Windows

The windows are generally of UPVC double glazed sealed units.

### Tenure

The property is to be sold Leasehold with vacant possession.

The lease runs for 99 years from 25 March 2014.

Maintenance is on a pay as you go basis. The cost of any major works is split between the two flats. Buildings insurance is approximately £819 per annum.

### Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

### Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.



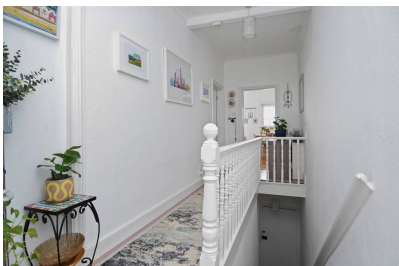
### Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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For a free valuation of your property contact the number on this brochure.





# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| Flat A<br>24 Douglas Road<br>HERNE BAY<br>CT6 6AE | Energy rating<br><b>D</b> | Valid until: <b>29 August 2030</b>                  |
|   |                           | Certificate number: <b>8170-7028-2320-6141-6226</b> |

|                  |                  |
|------------------|------------------|
| Property type    | Top-floor flat   |
| Total floor area | 74 square metres |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |