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Thwaytes Court, Minster Drive, Herne Bay, CT6 8BF

£125,000

1 BEDROOM | 1 BATHROOM | 1 RECEPTION

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KEY FEATURES

- Retirement Apartment
- Double Bedroom
- First Floor
- Large Lounge/Diner
- Kitchen With Window
- Shower Room
- House Managed
- Lift To All Floors
- Communal Lounge

TENURE	Leasehold
COUNCIL TAX	Band B
EPC RATING	B (81)











About this home

Situated within the popular Thwaytes Court retirement development on Minster Drive, Herne Bay, this well-presented one double bedroom first floor apartment offers comfortable, low-maintenance living in a convenient location. The property is presented in excellent order throughout and provides a wonderful opportunity for those looking for a home that is ready to move straight into.

The accommodation is accessed via an entrance hallway, which provides access to the main rooms and benefits from a generous storage cupboard housing the hot water tank and electric meters. The spacious lounge/diner is a particularly attractive feature of the apartment, enjoying dual aspect windows that allow plenty of natural light to fill the room, creating a bright and welcoming living space with ample room for both lounge and dining furniture. An opening leads through to the fitted kitchen, which also benefits from its own window, providing additional natural light.

The double bedroom is a good size and benefits from built-in wardrobes, offering useful storage without compromising on floor space. A well-appointed shower room completes the internal accommodation.

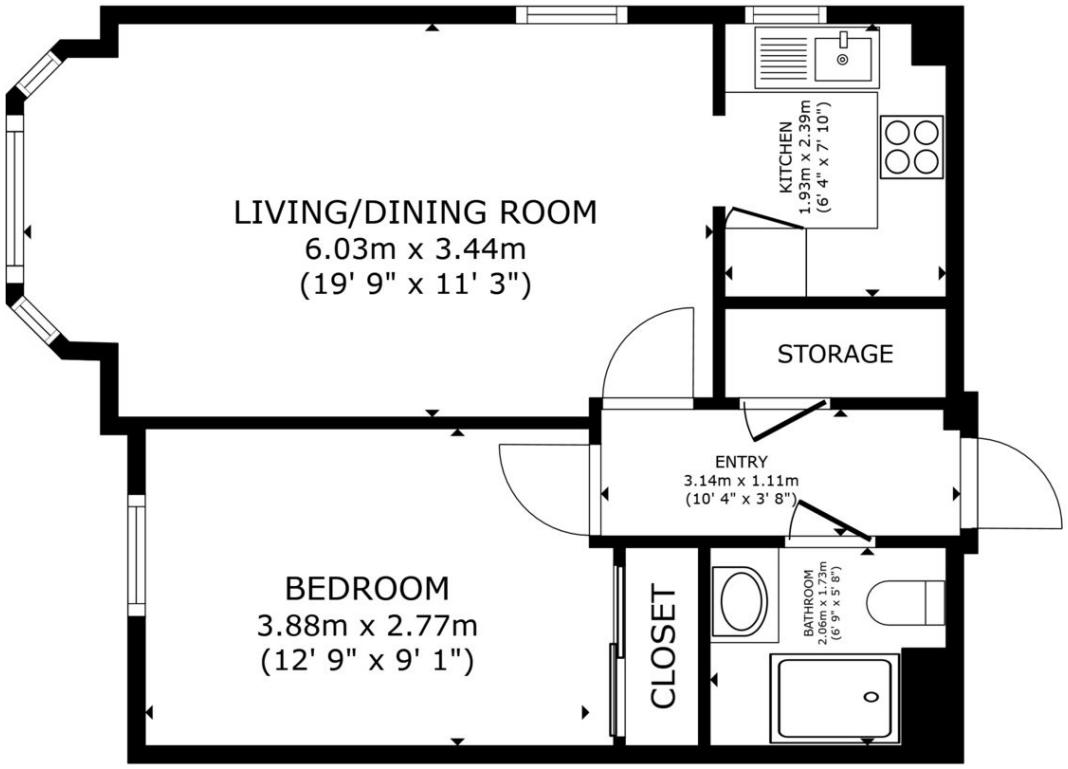
Thwaytes Court offers a range of communal facilities designed to provide residents with a comfortable and sociable living environment. These include a lift serving all floors, a welcoming communal lounge where residents can meet and socialise, a communal laundry room including five washing machines and five tumble dryers, and a refuse room. Outside, residents can enjoy the well-maintained communal gardens, providing a pleasant space to relax. There is also a communal car park, with allocated parking spaces available, subject to availability and at an additional cost.

The development is conveniently positioned within easy reach of Herne Bay town centre, which offers a variety of independent shops, supermarkets, cafés, restaurants and other everyday amenities.

The town's attractive seafront is also nearby, with its picturesque promenade, historic clock tower, pier and traditional seaside attractions providing lovely opportunities for leisurely walks and days out. Herne Bay railway station offers services towards London and neighbouring coastal towns, while local bus routes provide convenient access to Canterbury, Whitstable and the surrounding areas.

Combining spacious, well-presented accommodation with excellent communal facilities and a convenient location, this lovely apartment is an ideal choice for those seeking an enjoyable and independent retirement lifestyle. Viewing is highly recommended to appreciate everything this property has to offer.

Lease We understand from the seller(s) the lease is for 125 years from 2012. We understand from the seller(s) the ground rent is £450 Per Annum and the maintenance is £254 Per Month.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 47.0 m² (506 sq.ft.)
TOTAL : 47.0 m² (506 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Key information

APPROX. FLOOR AREA
463 sq ft (43 sq m)

EPC RATING
B (81)

COUNCIL TAX
Band B

TENURE
Leasehold

Take the 3D tour

Scan to walk through this home online, any time.

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Important notice: these particulars are a general guide only and do not form part of any offer or contract. Descriptions, measurements, floor areas and floorplans are approximate and for illustration only, and should not be relied upon as statements of fact. Services, systems and appliances have not been tested and no guarantee is given as to their condition or working order. Fixtures and fittings are only included if mentioned. Buyers should make their own enquiries and inspection before proceeding.