

HARVEY 
RICHARDS
& WEST
ESTATE AGENTS



Kingsfield Road, Herne Bay, CT6

Two bedroom first floor apartment located in Broomfield just outside Herne Bay town centre. The property benefits from a garden and is being sold chain free.

£179,000



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Kingsfield Road, Herne Bay

Harvey Richards & West are delighted to offer for sale this two bedroom first floor apartment located on Kingsfield Road in Broomfield. This well-proportioned property is set back from the street and is accessed via a shared entrance. Located on the first floor this property consists of two bedrooms, a kitchen, living room and separate bathroom. The property still retains period features throughout and has large windows which floor the property with light. This great apartment also benefits from a rear garden.

The property is being sold chain free and viewings are highly recommended. Please call Harvey Richards & West on 01227 771196. Tenure: Leasehold 99 year lease from 25th March 1990

Insurance is due in June of each year payable to, Urban Point Property Services, on behalf of Fairview Rents LMTD. (The Lease Holders) Ground rent due each year in March, this year the cost was £50.50 (Please note this information has been provided by the vendor, and is correct to the best of our knowledge)

Council Tax: Band B

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.





Energy Performance Certificate


Upper Flat, 4, Kingsfield Road, HERNE BAY, CT6 7EA

Dwelling type: Top-floor flat
Date of assessment: 05 August 2019
Date of certificate: 05 August 2019
Reference number: 8401-5956-7529-3107-6813
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

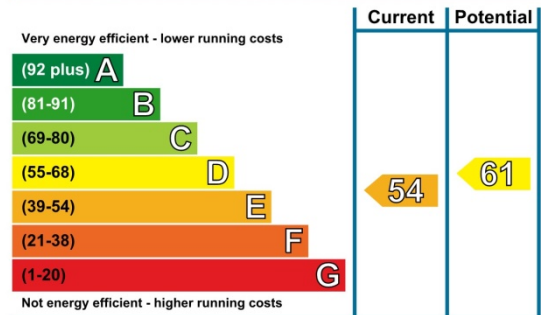
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 2,463 |
| Over 3 years you could save | £ 423 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 276 over 3 years | £ 147 over 3 years |  |
| Heating | £ 1,908 over 3 years | £ 1,614 over 3 years | |
| Hot Water | £ 279 over 3 years | £ 279 over 3 years | |
| Totals | £ 2,463 | £ 2,040 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Very energy efficient - lower running costs

(92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 54 | 61 |

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Cavity wall insulation | £500 - £1,500 | £ 249 |
| 2 Low energy lighting for all fixed outlets | £45 | £ 117 |
| 3 Heating controls (thermostatic radiator valves) | £350 - £450 | £ 60 |

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.