



### 12 Oakland Court, Kings Road, Herne Bay, CT6 5RL



VACANT ONE BEDROOM GROUND FLOOR LEASEHOLD FLAT LOCATED IN AN INDEPENDENT RETIREMENT AND LIVING HOME BUILT IN 1988 .RARELY AVAILABLE . CONVENIENT CENTRAL POSITION JUST OFF THE TOWN CENTRE AND SEA FRONT ,OPPOSITE PARK AND IN DIRECT APPROACH FOR THE RAILWAY STATION . THIS FLAT IS NOT ACCESSED THROUGH THE MAIN BUILDING BUT HAS ITS OWN FRONT DOOR MAKING THE ACCOMMODATION REALITELY SELF-CONTAINED YET STILL CONTAINED WITHIN IN THE PARIMETER OF THE MAIN BUILDING . SOUTH FACING .ELECTRIC CENTRAL HEATING AND DOUBLE GLAZING .NON ALLOCATED PARKING .FRONT GARDEN IS MAINTAINED BY THE MANAGEMENT COMPANY WHICH CAN BE ACCESSED DIRECTLY FROM THE LOUNGE IN THE FLAT AND BECAUSE OF THE DESIGN OF THIS RAISED GARDEN AREA IT IS UNLIKELY THAT IT WILL BE USED BY THE OTHER IN -HOUSE RESIDENTS . AGE RESTRICTION APPLIES TO 55 PLUS YEARS IN ALL CASES .COUNCIL TAX BAND A .89 YEARS UNEXPIRED LEASE . SERVICE CHARGE IS APPROX £2,500 PA INCL.GROUND RENT BUT MAYBE SUBJECT TO INCREASE ,YOU ARE ADVISED TO CHECK THIS WITH THE ON SITE WARDEN BEFORE PURCHASING .STRICT NO PETS POLICY IN FORCE ... STRICTLY NO PETS.

### Offers In The Region Of £125,000 Leasehold



## **Self -Contained Front door to flat**

### **Entrance Hall**

Electric panel radiator, power points, built in storage cupboard, additional built in storage cupboard incorporating hot water tank , warden/emergency call point ,

### **Back Bedroom**

13'3" x 9'8" (4.06m x 2.97m )

double glazed window, power points, tv point, built in wardrobes with folding doors , wall lights, electric panel radiator .

### **Modern Shower /Wc (approx 2 years old)**

7'0" x 5'1" (2.14m x 1.57m )

Large walk in Shower cubicle , electric shower unit, extractor unit, heated towel rail , concealed cistern low level wc suite incorporating vanity washbasin and storage cupboard , panelled walls .

### **Lounge / Dining room ( South facing )**

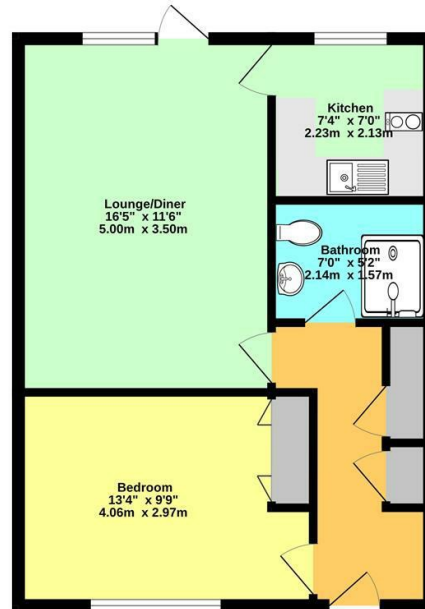
16'4" x 11'5" (5m x 3.5m )

tv point , electric panel radiator, telephone point ,double window and double glazed to garden area (maintained by the management company ) door to Kitchen

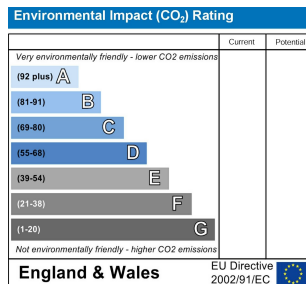
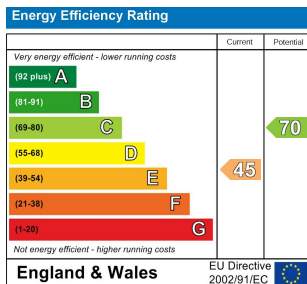
### **Kitchen (south facing )**

7'3" x 6'11" wide (2.23m x 2.13m wide )

Modern range of base units and wall cupboards with soft closers ,carousel base unit , recess for fridge /freezer , ceramic 2 burner hob, stainless sink unit , power points , double glazed window .



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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