



OAKFIELD



Kenilworth Road, St. Leonards-On-Sea

Asking Price £190,000



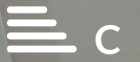
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## Kenilworth Road, St. Leonards-On-Sea

\*Guide Price £190,000 - £200,000\*

Seeking a trendy St. Leonards pad, with LEAFY views and a CONTEMPORARY feel throughout, then this is worth taking a look at.

The apartment occupies the second floor of this well looking residential block, positioned with in easy reach of St. Leonards trend hub, seafront and Warrior Square.

There are pleasant roof tops views from each of the windows, with a sea glimpses from the front elevation.

There is a stylish open plan kitchen/lounge area which is a great space for either entertaining or unwinding after a busy day.

The bathroom has undergone a makeover to give a nice feels and the over all neutral décor, makes this a property which is ready to move into and install your own artwork and furniture to make a great home.

This property is being sold chain free!





### Kitchen/Living Room

17'1 x 12'1 (5.21m x 3.68m)

### Bedroom 1

12'2 x 10'5 (3.71m x 3.18m)

### Bedroom 2

15'7 x 8'8 (4.75m x 2.64m)

### Bathroom

7'2 x 4'9 (2.18m x 1.45m)

**Council Tax Band - A £1,625 per annum**

### Lease Information

The seller advises that the property is offered as being sold with a share of the freehold and has approximately 119 years remaining on the lease. The service charge is £70 per month which the ground rent is included. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan



## Viewing

Please contact us on 01424 722122 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

