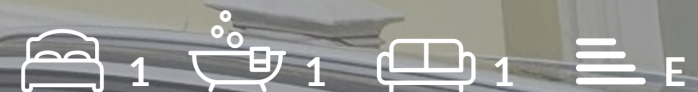




OAKFIELD

Kenilworth Road, St Leonards On Sea TN38 0JD

Asking Price £125,000



## Kenilworth Road, St Leonards On Sea TN38 0JD

Ground floor one bedroom flat located just a short walk from the centre of St Leonards On Sea, where you can find a number of popular coffee shops, amenities, and bars.

Warrior Square train station is only a short stroll as well as the promenade.

Accommodation comprises of an entrance lobby with arch way leading into the living room. Fitted bathroom with a shower over hanging the bath, wash hand basin and WC.

Bedroom and a hallway leading you into the kitchen.

This is a very well maintained block and also benefits from entry phone system, electric heating and a long lease.

This property is also being sold chain free!





### Kitchen

7'10" x 7'10" (2.40 x 2.40)

### Living Room

12'9" x 12'1" (3.90 x 3.70)

### Bedroom

9'10" x 7'6" (3.00 x 2.30)

### Bathroom

6'2" x 4'7" (1.90 x 1.40)

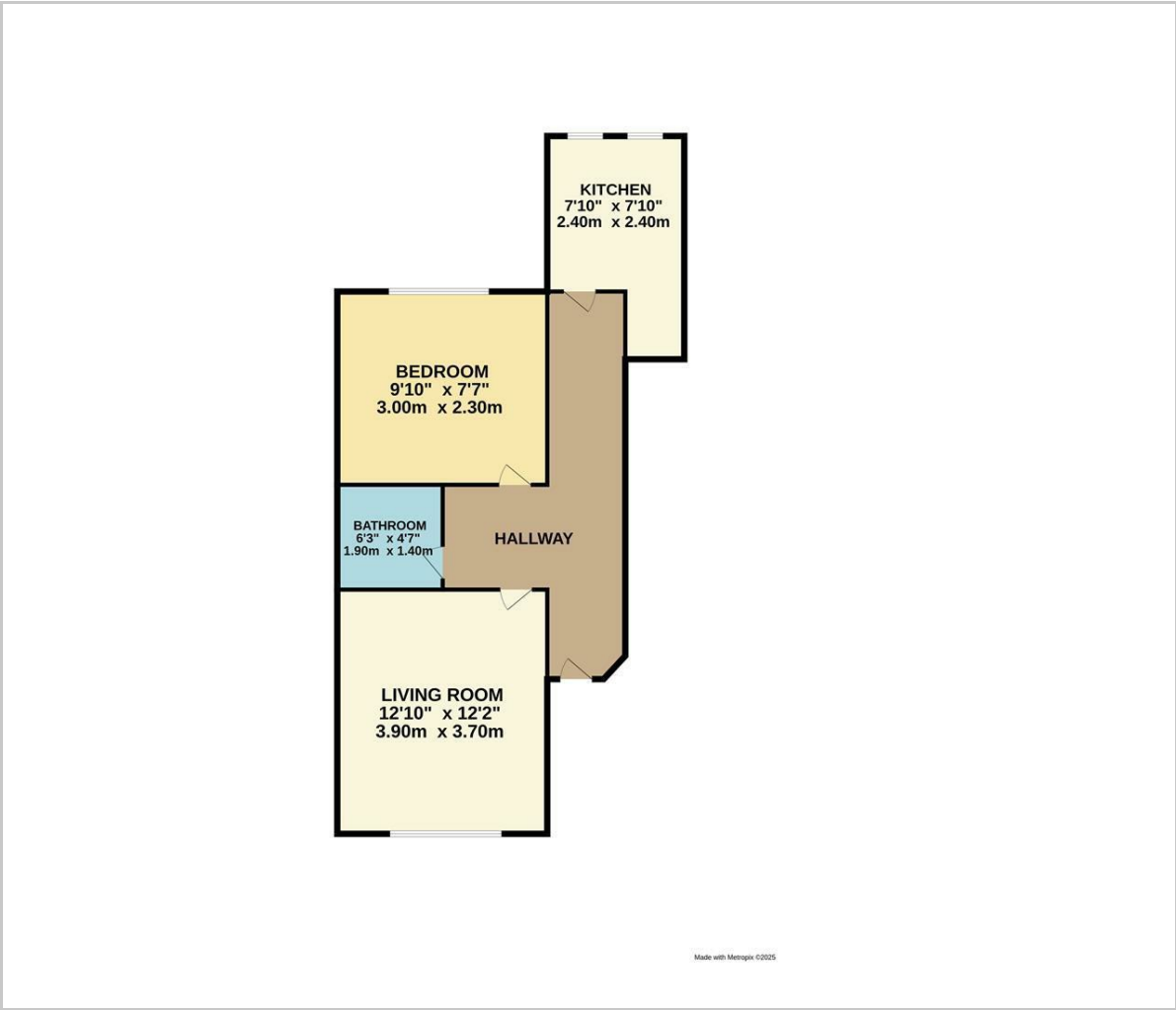
**Council Tax Band - A £1,702.76 per annum**

### Lease Information

The seller advises that the property is offered as share of freehold and has approximately 999 years remaining on the lease. There is a reserve fund which each freeholder pays £200 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

