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6 Oakdale Road, Herne Bay, Kent, CT6 6AH

£175,000

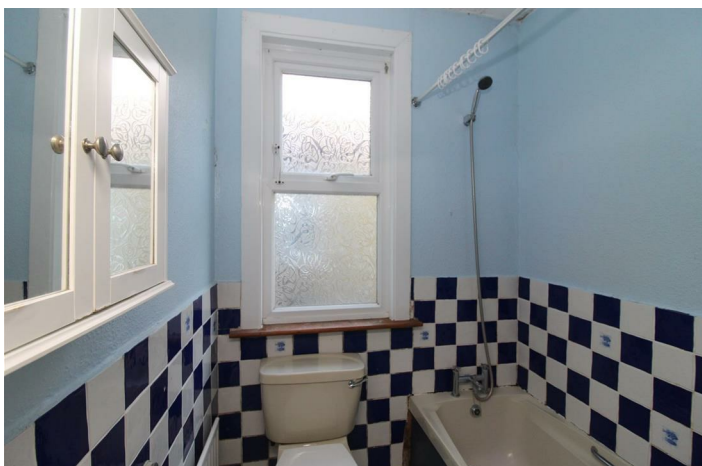
- Two Bedroom Victorian Flat
- CHAIN FREE SALE!
- An Opportunity To Renovate
- Great Location Close To Town and Train Station

6 Oakdale Road, Herne Bay CT6 6AH

This charming two-bedroom flat offers a fantastic opportunity for those looking to make their mark on a property in a highly convenient location. Just a short stroll from the bustling town centre, the seafront, and the train station, which provides direct and easy access to London, this property is perfectly situated for anyone seeking a balance of tranquility and accessibility. While the flat would benefit from modernisation and updates throughout, it holds tremendous potential to be transformed into a stylish and comfortable home. Whether you're a first-time buyer eager to put your personal touch on your new home, an investor looking for a property with excellent growth potential, or someone seeking a project to increase the property's value, this flat offers an incredible opportunity. The layout includes two well-proportioned bedrooms, a spacious living area, and a kitchen that could easily be reimagined to suit modern tastes. In addition to the property's appeal, there is the added benefit of no onward chain.



Council Tax Band:



GROUND FLOOR

Communal Entrance Hall

Front entrance door, inner door leading to a staircase to the First Floor.

FIRST FLOOR

First Floor Landing

Radiator, loft hatch.

Sitting Room

15' 11" x 17' 2" (4.85m x 5.23m) Double glazed bay window plus a further double glazed window to the front, fireplace with fitted gas fire, radiator, television point.

Kitchen

13' 2" x 11' 3" (4.01m x 3.43m) Range of fitted kitchen units, one and a half bowl stainless steel sink unit, double glazed window to rear, mosaic splash back tiling, space for free standing fridge/freezer, space for cooker with extractor hood over, double glazed window to rear, radiator, laminate flooring.

Bathroom

5' 9" x 7' 6" (1.75m x 2.29m) Pedastal wash hand basin, low level WC, panelled bath with shower attachment, tiled floor, double glazed window to side, radiator.

Bedroom One

11' 7" x 11' 0" (3.53m x 3.35m) Double glazed window to rear, built in wardrobe, radiator.

Bedroom Two

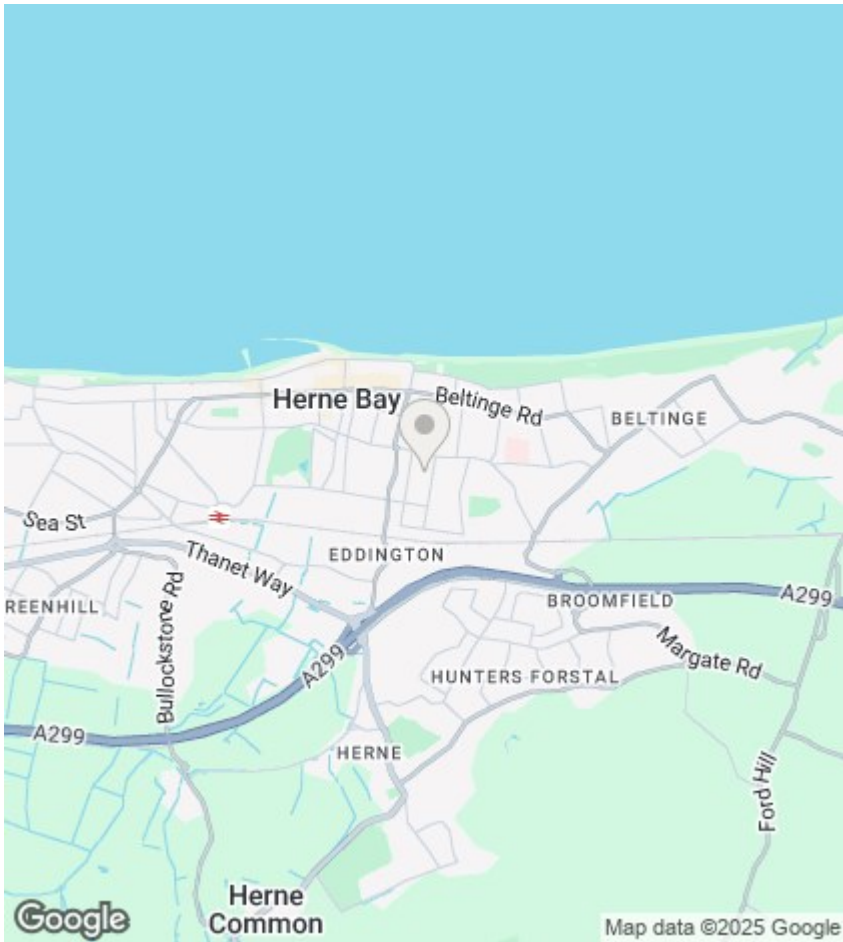
6' 2" x 7' 6" (1.88m x 2.29m) Double glazed window to side, radiator.

COUNCIL TAX BAND B

NB At the time of advertising, these are draft particulars awaiting approval from our sellers.

Lease Informaiton

The property is a Share of Freehold with 62 years remaining on the lease. The vendor will have a new lease prior to completion.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

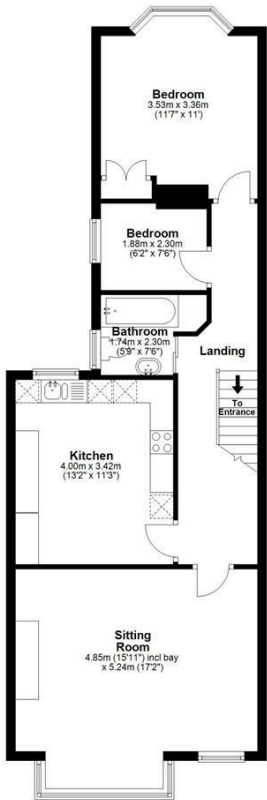
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



Total area: approx. 68.7 sq. metres (739.2 sq. feet)