

KE



9 Oakland Court, Kings Road, Herne Bay, CT6 5RL

£125,000

- One Bedroom Ground Floor Flat
- Modern Fitted Kitchen With Appliances
- Vacant Possession/No Onward Chain
- Good Size Bedroom With Fitted Wardrobe

9 Oakland Court, Kings Road, Herne Bay CT6 5RL

Oaklands Court is in central Herne Bay with easy access to local shops, seafront, doctors surgery, chemist, bus stop views plus it overlooks the well tended Memorial Park. Herne Bay's beautiful seafront with its historic Bandstand and Promenade is just a few minutes walk. This lovely one-bedroom flat has been modernised and is being offered with NO ONWARD CHAIN and is available for immediate occupation. Rarely available this flat benefits from having an open planned lounge, modern fitted kitchen with appliances and dining area, with a modern bathroom, this lovely one bedroom ground floor apartment has double doors overlooking a small garden area, and a smart bedroom with a built-in wardrobe, modern electric radiators giving on demand of heating, benefitting from double glazing, with plenty of storage. The communal facilities include a lift to all floors, resident's lounge, laundry room, guest suite and parking on a first come first serve basis.

We are advised by our sellers of the following:

- * There is a quarterly service charge of £511.22 per quarter
- * There is a quarterly ground rent of £50.00 per quarter
- * The current lease was 125 years from 25/03/1988.



Council Tax Band: A



GROUND FLOOR

Hallway

Storage cupboard.

Lounge

15'8 x 10'3

Patio doors to patio, electric radiator.

Kitchen

7'3 x 7'3

A range of wall and base units with worktop over, ceramic sink with mixer tap over, single oven, electric hob, built in microwave.

Bedroom

12'5 x 6'6

Built in wardrobe, electric heater patio doors.

Bathroom

Low level WC, wash hand basin, single panelled bath with hand held shower attachment, separate electric shower, extractor fan, heated towel rail.

OUTSIDE

Patio

Small patio area located directly outside the property.

Communal Grounds

COUNCIL TAX BAND A

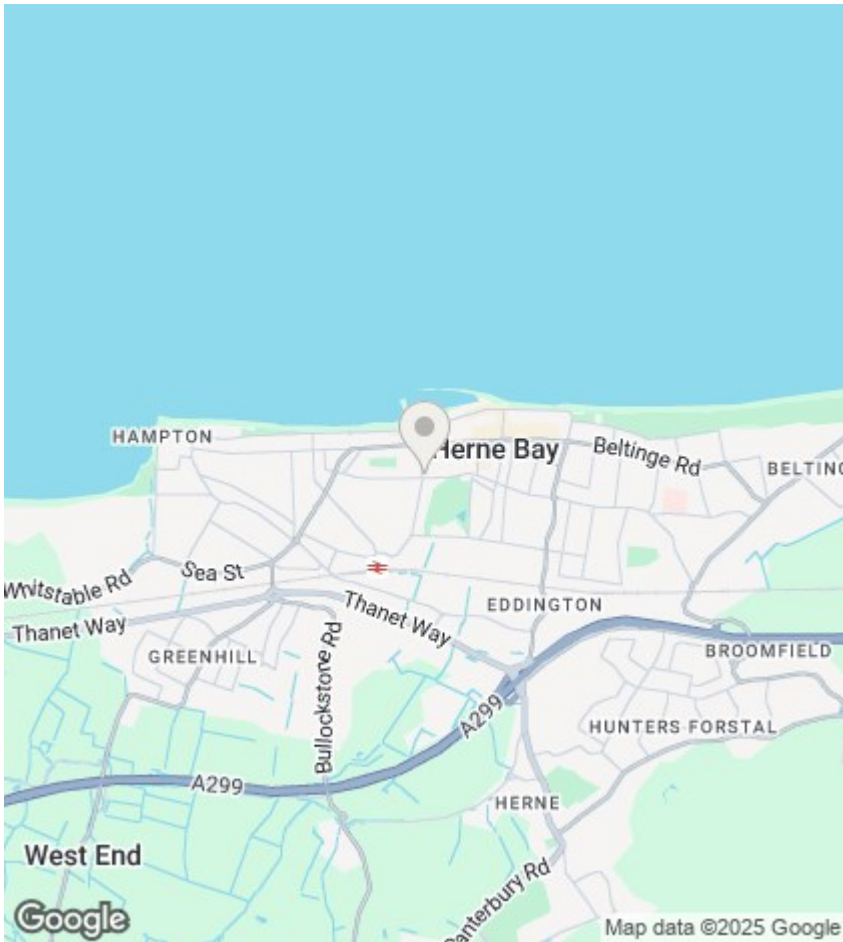
NB: At the time of advertising these draft particulars are awaiting approval from our sellers.

Service charges & Lease Information

We have been advised by our sellers that there is approximately 88 years left on the lease.

Maintenance is approximately £1,800 per annum.

Ground Rent is approximately £150.00 per annum.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

