

KE



Flat 12, Parkside Kings Road, Herne Bay, CT6 5RP

Offers In Excess Of £125,000

- Ground Floor Apartment
- Modern Fitted Kitchen
- No Onward Chain
- Central Location

Parkside Kings Road, Herne Bay CT6 5RP

Nestled on the charming Kings Road in Herne Bay, this delightful retirement property offers a perfect blend of comfort and convenience. The home features a welcoming reception room that serves as the heart of the dwelling, providing a warm and inviting space for relaxation and socialising. Off the reception room, you will find a modern fitted kitchen, thoughtfully designed to meet all your culinary needs while maintaining a contemporary aesthetic.

The property boasts a well-appointed bedroom, ideal for restful nights and peaceful mornings. Additionally, there is a stylish bathroom that caters to your daily routines with ease. This residence is particularly appealing for those seeking a tranquil lifestyle, as it is specifically designed for retirement living.

With the added benefit of being at the end of the chain, this property is ready for you to move in without delay. Kings Road is a lovely location, offering a sense of community while being close to local amenities and the beautiful coastline of Herne Bay. This charming home is an excellent opportunity for anyone looking to embrace a relaxed and fulfilling retirement.



1



1



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C

Council Tax Band: B



GROUND FLOOR

Entrance Hall

Storage

Living Room

10'5 x 18'3

Bedroom

9'11 x 14'2

Kitchen

7'11 x 7'9

Bathroom

5'7 x 6'8

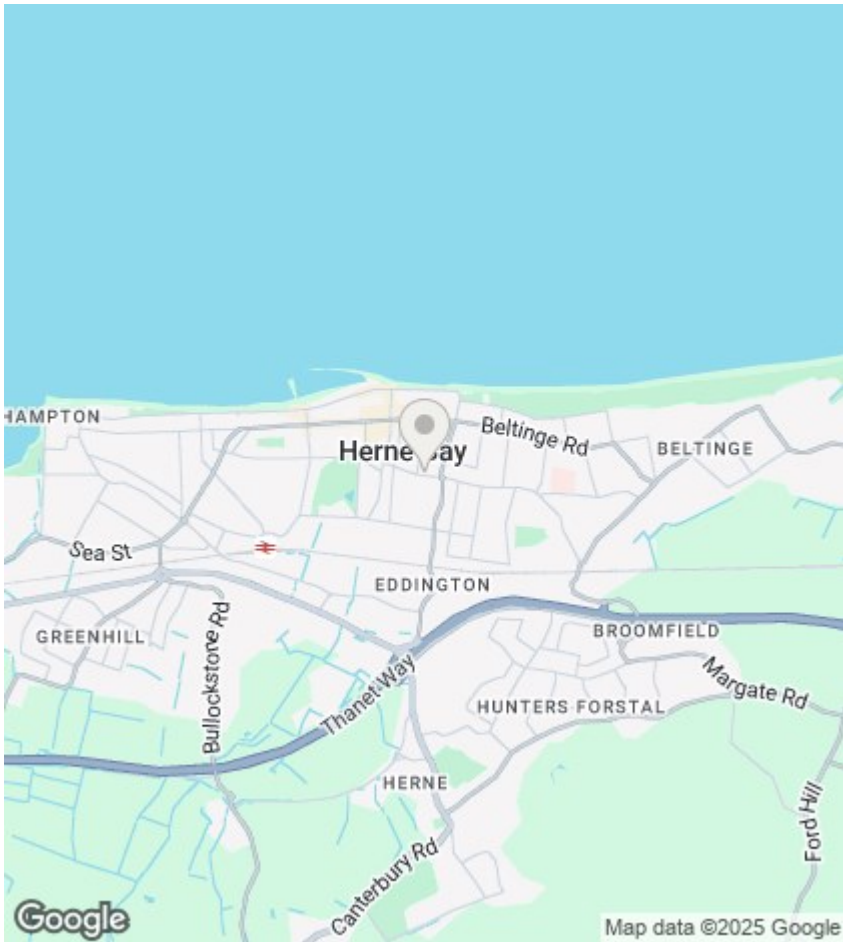
COUNCIL TAX BAND B

LEASEHOLD INFORMATION

We have been advised by our sellers that there is 91 years left on the lease.

The ground rent is £426,68 per annum

The service charges are £2,763.30 per annum



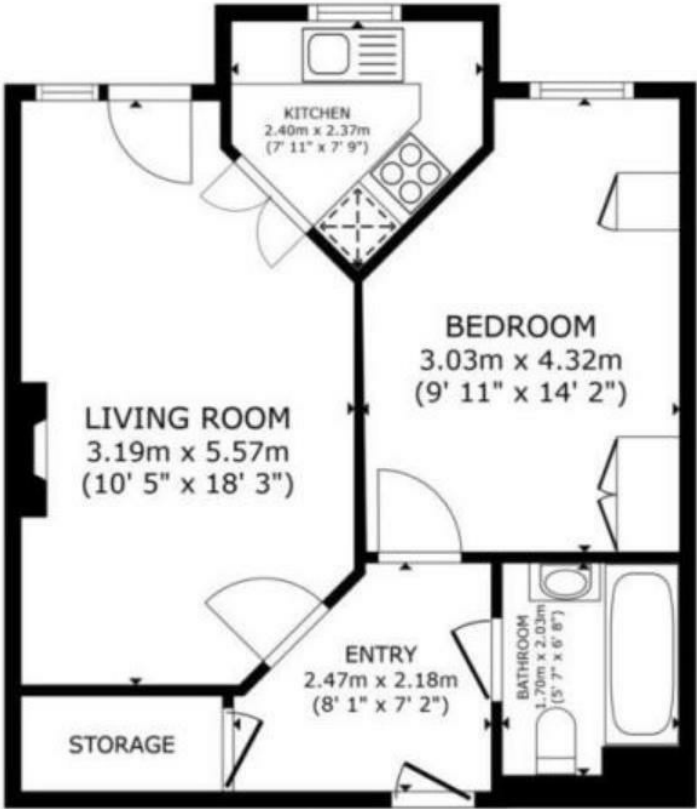
Viewings

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	77	82
(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	



FLOOR PLAN