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Ground Floor Flat, 8 Oakdale Road, Herne Bay, Kent, CT6 6AH

£189,995

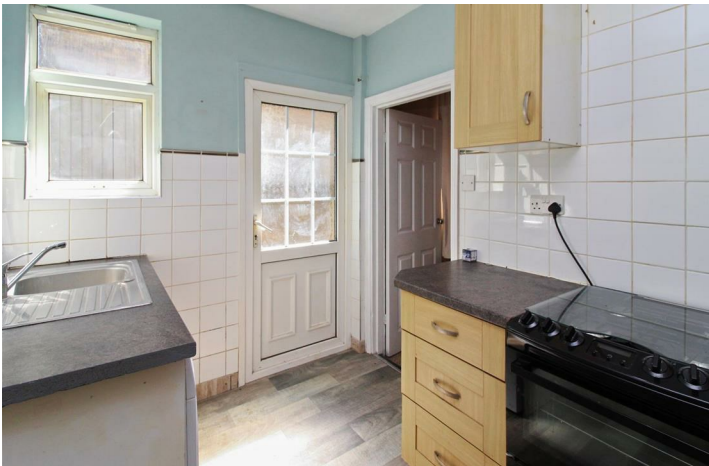
- One Bedroom Ground Floor Apartment
- Private Rear Garden
- Victorian Period Property Centrally Located
- No Forward Chain

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Kimber Estates are delighted to bring to market this beautifully presented ground floor flat, ideally located in a highly sought-after central position. Just moments from Herne Bay's mainline railway station, the seafront, town centre amenities, and with Herne Bay Junior and Infant Schools right around the corner, this property offers a rare combination of convenience, charm, and lifestyle. Step inside to discover a light-filled and spacious lounge, boasting three large sash windows that allow natural light to pour in, creating a warm and welcoming atmosphere. High ceilings, ornate cornicing, and a classic ceiling rose are just a few of the elegant period features that give this home its distinctive character. The accommodation also includes a well-proportioned double bedroom, a fitted kitchen and a clean, functional bathroom. To the rear of the property, a private garden provides a peaceful outdoor retreat-perfect for relaxing, entertaining, or enjoying a spot of gardening. Whether you're a first-time buyer looking to get onto the property ladder, or a landlord seeking a smart investment opportunity, this property ticks all the boxes. This charming home blends traditional features with practical, everyday comfort in an unbeatable location. Early viewing is highly recommended.

1  1  1   C

Council Tax Band: B



GROUND FLOOR

Communal Entrance

Entrance door to front, further door to:

Inner Hallway

Storage cupboard.

Lounge

Three sash windows to front, radiator, fireplace.

Bedroom

Double glazed window to rear, radiator.

Dining Room

Double glazed window to side, two radiators, brick feature fireplace.

Kitchen

Range of matching wall and base units with complementary work surfaces over, space for cooker and fridge/freezer, space and plumbing for washing machine, stainless steel sink and drainer unit, double glazed window to side, double glazed door leading to rear garden.

Bathroom

Paneled bath unit, wash hand basin in vanity unit, low level WC, heated towel rail, three windows to rear, wall mounted gas boiler.

OUTSIDE

Rear Garden

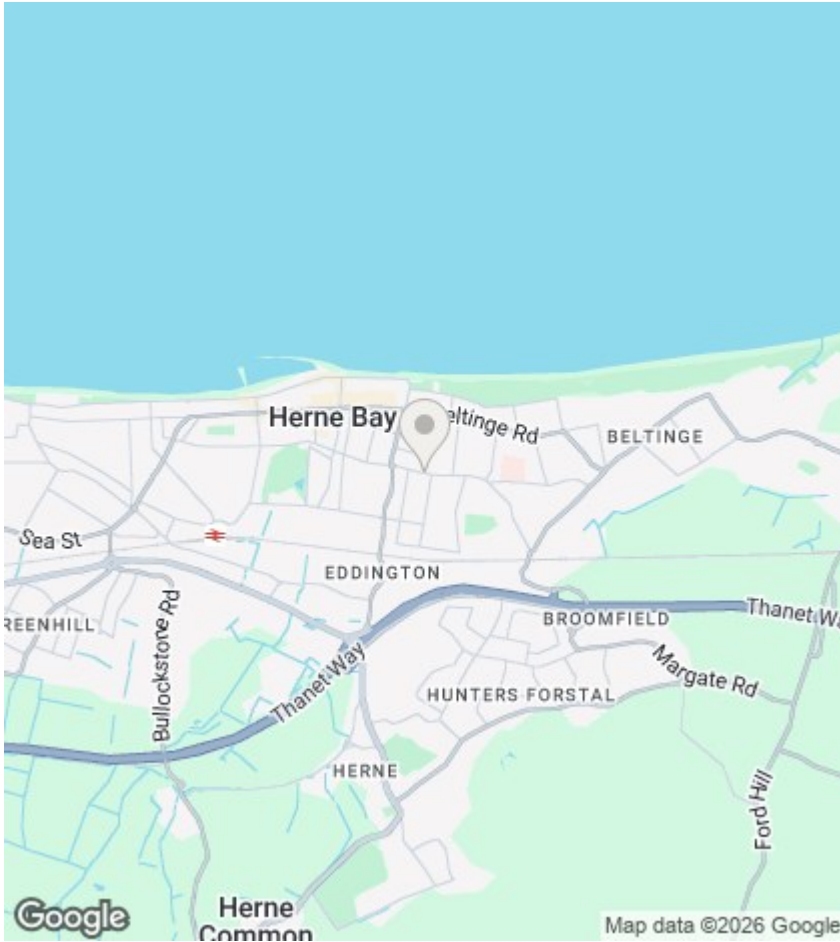
Mainly laid to lawn with patio areas, mature shrubs and flowering border, garden shed, walled surround.

COUNCIL TAX BAND B

N.B At the time of advertising these draft particulars are awaiting approval from our sellers.

Lease Information

We understand that there is 999 years remaining on the lease.



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		69	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	



Ground Floor
Approx. 65.3 sq. metres (703.1 sq. feet)



Total area: approx. 65.3 sq. metres (703.1 sq. feet)