

# KE



Flat 23, Parkside Court Kings Road, Herne Bay, Kent, CT6 5RP

£105,000

- NO FORWARD CHAIN
- Centrally Located
- Close To All Amenities
- House Managed

# Flat 23, Parkside Court Kings Road, Herne Bay CT6 5RP

One bedroom, centrally located retirement apartment close to all the local shops and amenities in Herne Bay town. Offered with NO FORWARD CHAIN and finished to a very high standard, to include fitted kitchen and fully furnished bedroom. Kimber Estates are please to bring to the market this well presented residence. Built by McCarthy Stone, the development provides a House Manager, 24 hour emergency lifeline system, guest room, laundry room, residents' parking and communal lounge, all set in well kept gardens.



Council Tax Band:



## **Ground Floor**

### **Communal Entrance**

Via secure entry door, access to communal lounge, laundry room and guest suite. Stairs and lift to all floors.

## **First Floor**

### **Entrance Hall**

Via entrance door, built in airing cupboard housing hot water tank, consumer unit, emergency pull cord and intercom door entry system.

### **Lounge**

18' 3" x 10' 4" (5.56m x 3.15m) Double glazed bay window to front, emergency pull cord, storage heater, vertical blinds, fitted carpet, open plan to:

### **Kitchen**

7' 3" x 7' 0" (2.21m x 2.13m) Fitted kitchen comprising of a range of wall and base units with worktops over, ceramic tiled splash backs, built in Diplomat ceramic hob and electric oven, space for fridge, freezer and dishwasher, single drainer unit sink, extractor fan.

### **Bedroom**

13' 5" x 8' 7" (4.09m x 2.62m) Double glazed window to front, vertical blinds, storage heater, comprehensive range of fitted bedroom furniture, emergency pull cord.

### **Shower Room**

White suite comprising of low level WC, vanity wash hand basin with backlit mirror, shower cubicle with thermostatically controlled shower, full ceramic tiling to walls, extractor canopy and emergency pull cord.

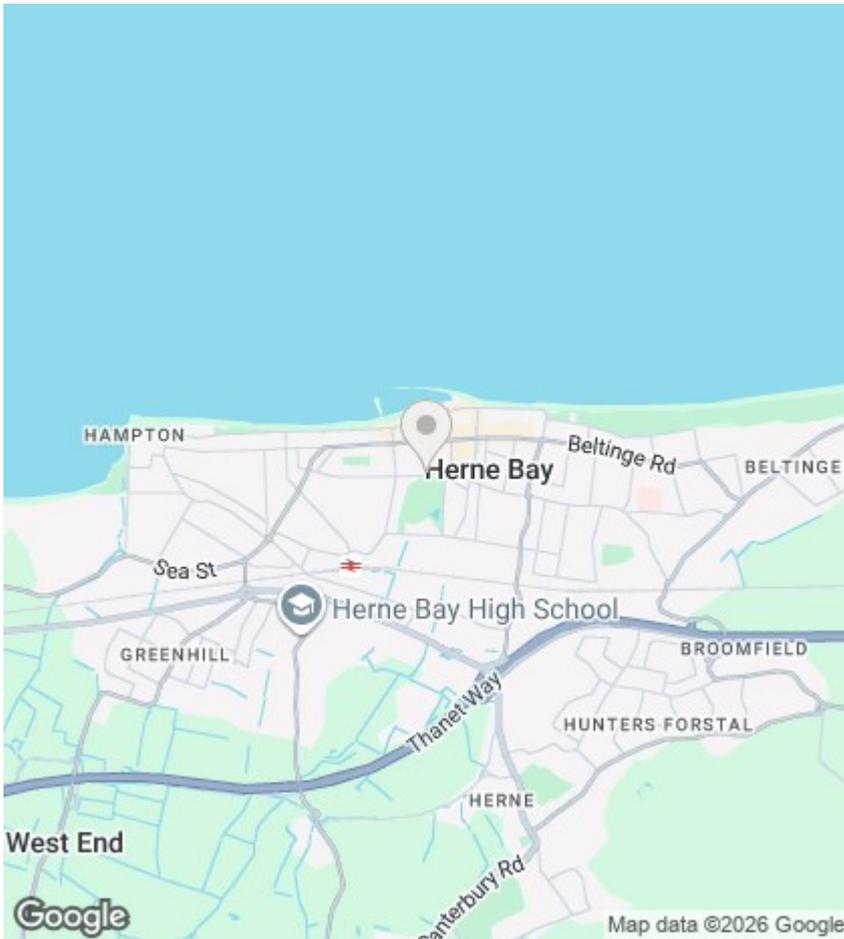
## **Council Tax Band B**

### **NB.**

We are advised by the seller that: Annual Ground Rent = £426.28 Annual Service Charge = paid to Feb 2025 was £3133.73 (01/03/2024 – 31/08/2024 £1573.06 and 01/09/2024 – 28/02/2025 £1560.67) Lease - 125 years from 1991.

### **NB**

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



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)

