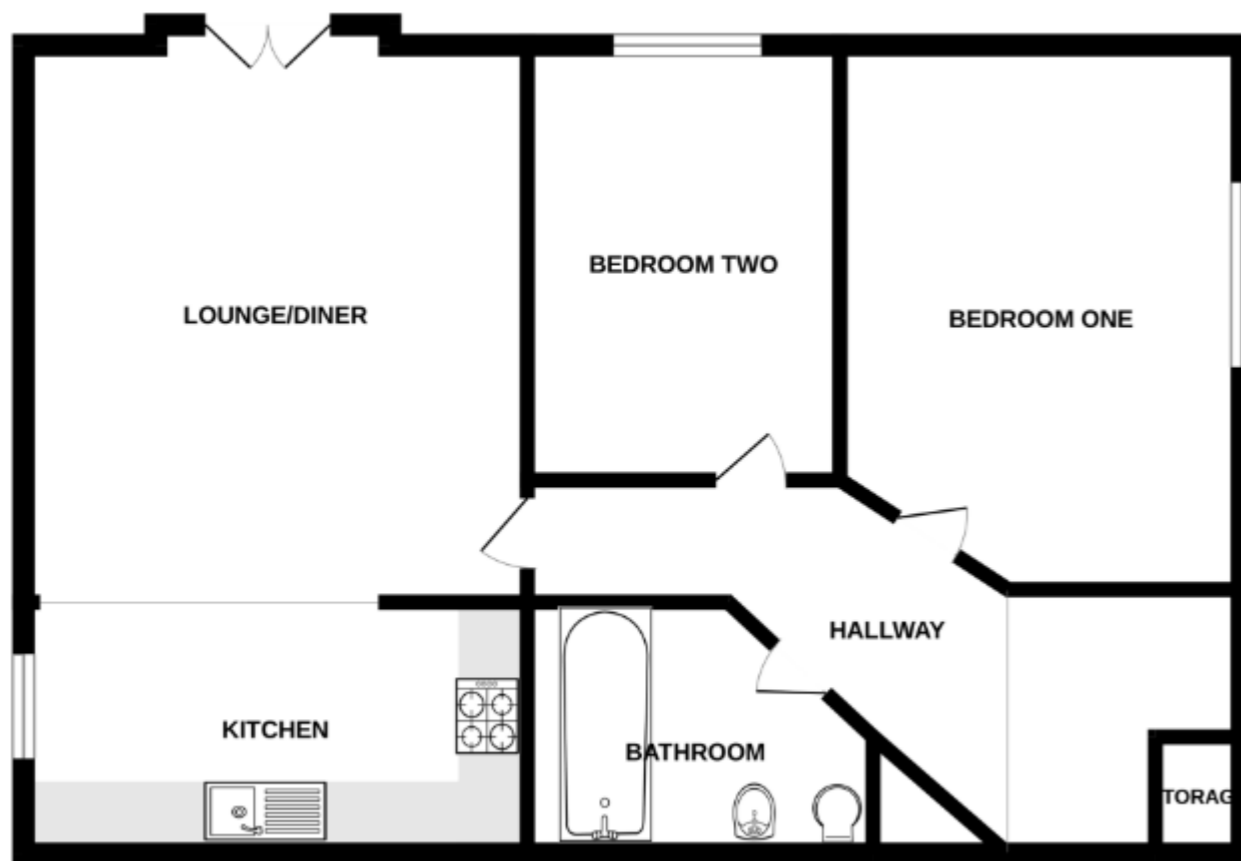




Kimber Estates



28 College Square, Westgate-on-Sea, Kent, CT8 8BW

£189,995 Leasehold

Kimber Estates welcome to the market this purpose built two bedroom apartment situated on the popular St Augustine's Park in Westgate-on-Sea close to local amenities. This property comprises, entrance hall with storage cupboard, spacious open plan kitchen/lounge with Juliette balcony, two double bedrooms, and modern family bathroom. Also benefiting from secure entry door system, double glazing, gas central heating, communal courtyard and a parking space. Westgate-on-Sea has a array of shops, restaurants and bars, plus train station with direct links into London. The property is currently let so can be sold on a Chain Free basis.



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First Floor

Inner Hall

Entrance door, radiator, built in cupboard housing boiler.

Kitchen

10' 8" x 10' 2" (3.25m x 3.10m) Matching wall and base units, tiled splash backs, one and a half bowl sink and drainer unit, four gas burner hob with extractor canopy over, electric oven, space for washing machine, 70/30 fridge freezer, double glazed window to side.

Lounge/Diner

11' 5" x 10' 9" (3.48m x 3.28m) Double glazed doors to Juliette balcony, radiator.

Bathroom

7' 0" x 5' 6" (2.13m x 1.68m) Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, partially tiled walls, extractor fan.

Bedroom One

10' 2" x 13' 8" (3.10m x 4.17m) Double glazed window to side, radiator, built in double wardrobe.

Bedroom Two

7' 10" x 10' 6" (2.39m x 3.20m) Double glazed window to side, radiator.

Parking Space

Council Tax Band C

NB

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

NB

At the time of advertising, we are awaiting confirmation of lease details and charges from our sellers.



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