



Total area: approx. 61.4 sq. metres (661.4 sq. feet)



Flat 29 Parkside Court, Kings Road, Heme Bay, Kent, CT6 5RP

£215,000 Leasehold

Centrally located in Heme Bay town, this retirement apartment is close to all local shops and amenities. Being offered with No Forward Chain, including a fitted kitchen, lounge/dining area, two bedrooms, primary offering en-suite and a bathroom. Kimber Estates are pleased to bring to the market this property 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. This particular apartment is very spacious and is presented in nice order throughout.



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

Second Floor

Entrance Hall

Via entrance door, electric heater, walk in airing/storage cupboard.

Lounge/Dining Room

15' 0" x 10' 7" (4.57m x 3.23m) Double glazed window to rear, double glazed bay window to side, electric heater, double doors to:

Kitchen

5' 7" x 10' 7" (1.70m x 3.23m) Double glazed window to rear, range of wall and base units with worktops over, inset single drainer sink unit, built in electric oven and hob with extractor hood, space for fridge/freezer.

Bedroom One

15' 5" x 9' 4" (4.70m x 2.84m) Double glazed window to side, electric heater.

En Suite Shower Room

5' 3" x 5' 9" (1.60m x 1.75m) Corner shower, low level WC, wash hand basin set in vanity unit, heated towel rail.

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m) Double glazed window to side, electric heater.

Bathroom

5' 7" x 8' 8" (1.70m x 2.64m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, extractor fan.

NB

We are advised by the sellers the following information:

The ground rent is £236.83 due 1st September for six months. The maintenance charge is approximately £2350.00 paid bi annually every six months.

The Lease runs for a term of 125 years from 1 December 1991. The Lease therefore has 92 years left to run.

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80

EU Directive 2002/91/EC