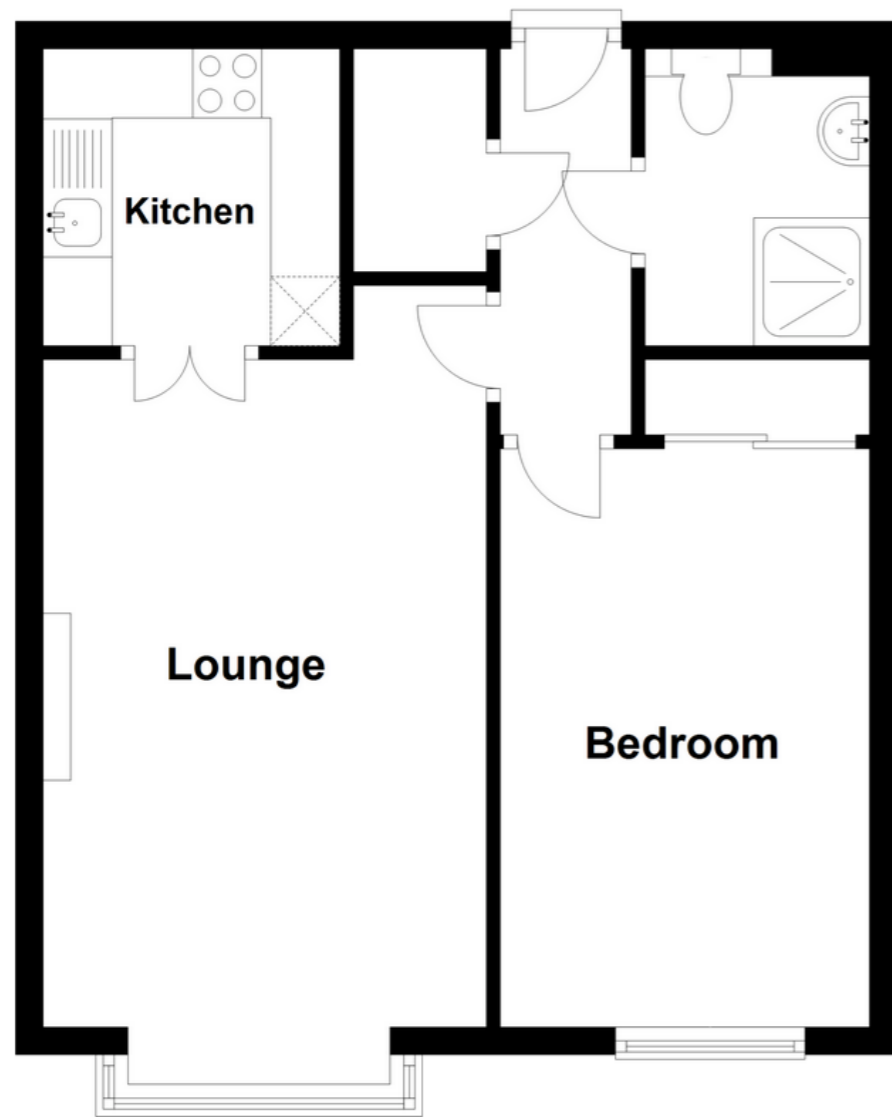




Kimber Estates

Second Floor

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



Flat 36 Parkside Court, Kings Road, Heme Bay, Kent, CT6 5RP

Offers in Excess of £120,000 Leasehold

One bedroom, centrally located retirement apartment close to all the local shops and amenities in Heme Bay town. Including a fitted kitchen, bathroom, one bedroom and a lounge/dining area. 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. **CHAIN FREE SALE!**



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Second Floor

Entrance Hallway

Airing cupboard.

Bedroom

18' 7" x 13' 7" (5.66m x 4.14m) Double glazed window to front.

Lounge

10' 4" x 19' 8" (3.15m x 5.99m) Double glazed bay window to front.

Kitchen

7' 4" x 6' 11" (2.24m x 2.11m) Matching wall and base units, stainless steel sink and drainer unit, space for fridge, electric hob, space for dishwasher, oven.

Wet Room

Low level WC, wash hand basin, shower.

Council Tax Band B

NB

We are advised by the seller that:

Lease is 125 years from 01/12/1991

Annual Service Charge = £2763.30

Annual Ground Rent = £426.28

This annual amount is paid in two installments, one at the end of February and one at the end of August.

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	87
(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	