



Total area: approx. 40.0 sq. metres (430.3 sq. feet)



39 OAKLAND COURT, KINGS ROAD, HERNE BAY, KENT. CT6 5RL

£85,000
Leasehold

ABOUT THE PROPERTY

Oakland Court is located in central Herne Bay with easy access to local shops, seafront, GP surgery, bus stops plus it overlooks the well tended Memorial Park. Herne Bay's beautiful seafront with its historic Bandstand and promenade is just a few minutes walk away. This one bedroom flat is being offered with no onward chain, and benefits from lounge/diner, kitchen, bedroom and shower room. The communal facilities include a lift to all floors, resident's lounge, laundry room and guest suite.

FEATURES

- Retirement Apartment
- One Bedroom
- Central Location Within Walking Distance to Town Centre and Herne Bay Sea Front

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	84
(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	

Ground Floor

Residents Entrance Hall

Entry phone system. Staircase and lift to all floors.

First Floor

Inner Entrance to Flat

Deep set storage cupboard and built in storage housing hot water tank.

Lounge

16' 5" x 9' 5" (5.00m x 2.87m) Double glazed bay window to side, storage heater.

Kitchen

5' 8" x 7' 2" (1.73m x 2.18m) Range of fitted kitchen units, tiled splash backs, stainless steel sink and drainer unit, space for fridge and freezer, space for cooker.

Bedroom

13' 2" x 9' 4" (4.01m x 2.84m) Double glazed window to side, storage heater, fitted wardrobe.

Shower Room

6' 7" x 5' 2" (2.01m x 1.57m) Corner shower, low level WC, pedestal wash hand basin, heated towel rail, partially tiled walls.

Council Tax Band A

NB

We are advised by the sellers that the lease has 89 years remaining and the service charge and ground rent to £2244 per annum.

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

