



Total area: approx. 42.7 sq. metres (459.8 sq. feet)  
**Flat 18, Parkside Court, Heme Bay**



Flat 18 Parkside Court, Kings Road, Heme Bay, Kent, CT6 5RP

## £120,000 Leasehold

First floor retirement apartment situated in a desirable location close to shops and amenities in the picturesque seaside town of Heme Bay. Parkside Court offers a range of facilities and services, making it perfect for those seeking a comfortable and convenient retirement lifestyle. As you enter the property you are greeted with a hallway leading to shower room and bedroom boasting stunning views of the park. The kitchen and lounge area also feature delightful park views. The property benefits from a warden-assisted service, with emergency pull cords and entry phone system in place, laundry room and communal residents lounge. Thanks to its prime location you are just a short walk away from a variety of shops, restaurants, doctors and local transport. Contact us to arrange a viewing.



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## First Floor

### Entrance Hallway

Storage cupboard.

### Bedroom One

Double glazed window to front providing views of The Memorial Park, electric heater.

### Bathroom

Shower cubicle, wash hand basin set in vanity unit, low level WC, partially tiled walls.

### Lounge

Double glazed window to front providing views of The Memorial Park, electric heater, doors to:

### Kitchen

Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric hob, electric oven, space for fridge freezer, double glazed window to front providing views of The Memorial Park.

### Council Tax Band B

### 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+)	A		
(81-91)	B	86	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	