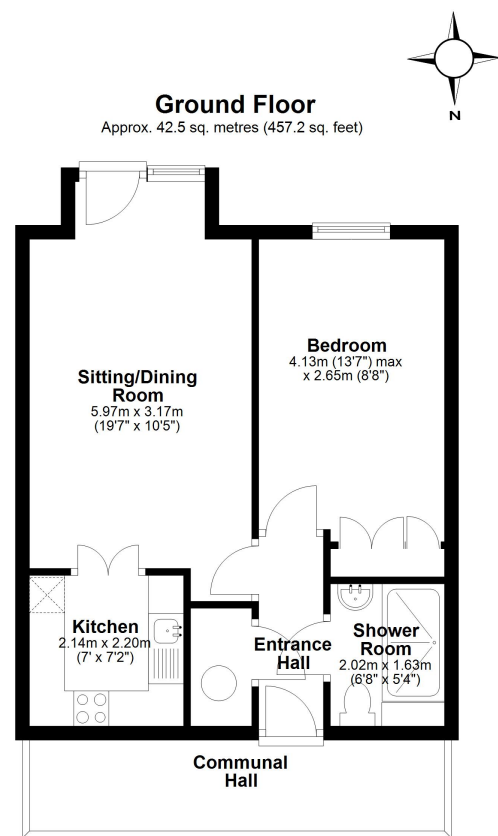




KE



Total area: approx. 42.5 sq. metres (457.2 sq. feet)



FLAT 10 PARKSIDE COURT, KINGS ROAD,  
HERNE BAY, KENT. CT6 5RP

**£120,000**  
**Leasehold**

## ABOUT THE PROPERTY

Kimber Estates are pleased to bring to the market this well presented residence built by McCarthy and 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 one bedroom retirement ground floor apartment is close to all local shops, the beach and all amenities in the centre of Herne Bay town. This particular apartment is very spacious with doors leading out to a communal garden with views overlooking the Memorial Park.

## FEATURES

- One Bedroom Ground Floor Apartment
- Views Across Herne Bay Memorial Park
- Close to Amenities and Public Transport
- Chain Free Sale
- House Managed

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

## GROUND FLOOR

### Communal Entrance

Via an entry phone system, lift to all floors, access to residents lounge, laundry and guest suite.

### Inner Hallway

Inner hallway, large built in cupboard, storage heater.

### Lounge-Diner

010' 5" x 15' 6" (3.17m x 4.72m)

Double glazed window to front enjoying views across The Memorial Park, double glazed door to front, door to kitchen, fireplace, storage heater.

### Kitchen

7' 3" x 7' 11" (2.21m x 2.41m)

Fitted kitchen units with worktops over and splash back tiling beyond, four burner electric electric oven, electric hob with extractor over, stainless steel sink unit.

## Bedroom One

14' 0" x 8' 8" (4.27m x 2.64m)  
Double glazed window to front enjoying views across The Memorial Park, built in wardrobe, storage heater.

## Shower Room

Double shower stall, wash hand basin, low level WC, heated towel rail, extractor fan.

## COUNCIL TAX BAND B

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

