

WILBEE & SON

ESTATE AGENTS

105/107 MORTIMER STREET, HERNE BAY, KENT. CT6 5ER

TEL. (01227) 374010

TEL. (01227) 367930

FAX. (01227) 375023

P.J.GOODWIN (Proprietor)

41 PARKSIDE COURT, KINGS ROAD, HERNE BAY, CT6 5RP.



Vacant 1 bedroom 2nd floor retirement property with house manager in central location very close to park, town centre and sea front. Features storage heating and double glazing.

PRICE LEASEHOLD £97,500 VACANT POSSESSION ON COMPLETION

e-mail: property@wilbeeandson.co.uk



web: www.wilbeeandson.co.uk

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GROUND FLOOR	
COMMUNAL ENTRANCE HALL	Lift or stairs to:-
SECOND FLOOR	
ENTRANCE HALL	Hot water tank. Power unit for water. Electric meter. Emergency call point.
SHOWER/W.C.	Walk-in shower cubicle. Vanity washbasin. Mirror. Low level W.C. suite. Tiled walls. Extractor unit. Wall heater.
LOUNGE	14'10x10'5 (4.52m x 3.18m) Storage heater. T.V. point. Wall lights. Telephone point. Power points. Modern fireplace with electric fire. Pair of glazed doors.
KITCHEN (OFF LOUNGE)	5'8x7'3 (1.73m x 2.21m) Sink unit. Built-in electric cooker and hob. Fridge. Extractor hood. Tiling. Wall heater. Wall cupboards and base units.
BEDROOM	11'3x8'9 (3.43m x 2.67m) Fitted wardrobe. Power points. Window overlooking communal rear garden (east fencing).
NOTES	Communal free Laundry room, communal residents Lounge, communal garden area at rear. Parking available. Store for invalid chairs available if requested.

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. **Wilbee & Son**, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through **Wilbee & Son**. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, **Wilbee & Son** do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of **Wilbee & Son** make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority



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TERMS

Service charge £751.31 paid half yearly. Ground Rent £100.00 per annum. 125 year lease from 1/12/91.

COUNCIL TAX

Banding 'B' £1114.60.



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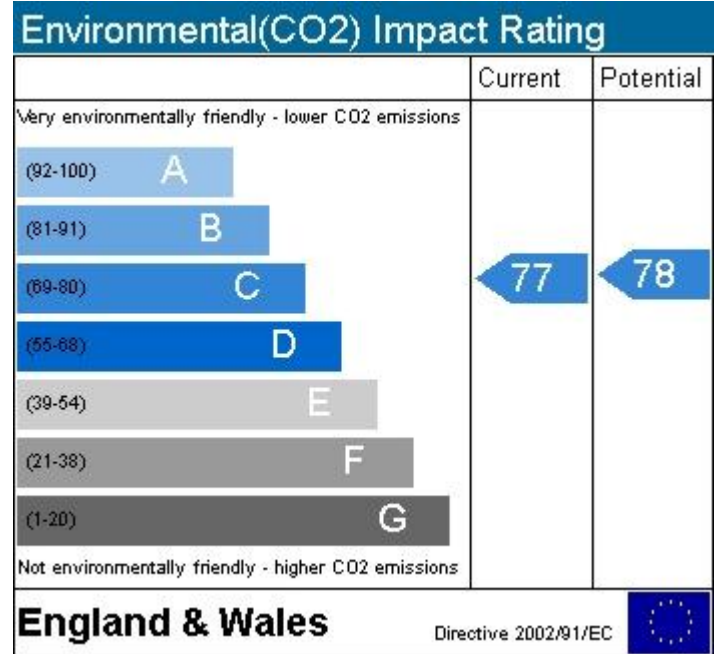
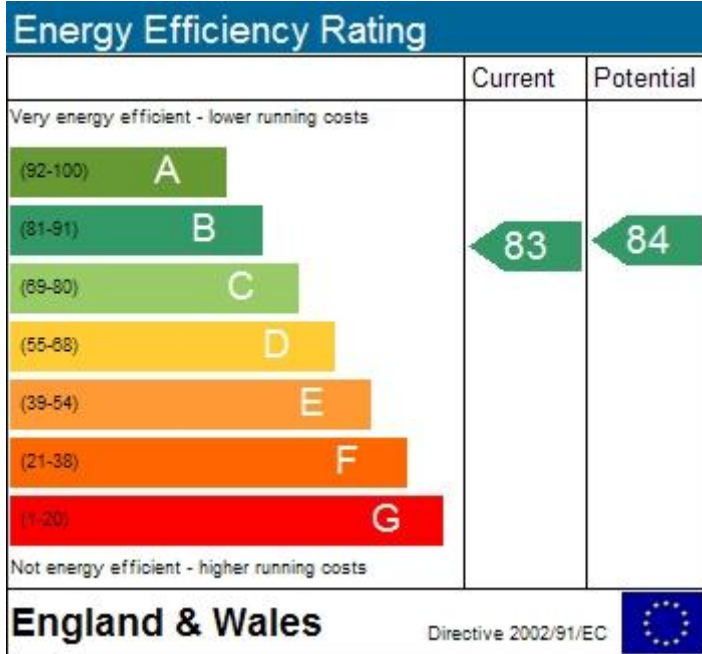
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VACANT POSSESSION ON
COMPLETION**

Viewing: By appointment.

PJG/PB9978

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