



Southbank | Hextable, Kent, BR8 7PP

 2  2  1 Guide Price £260,000 to £270,000 Leasehold

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Southbank, Hextable

Located in the sought after village of Hextable is this impressive 2 double bedroom, 2 bathroom first floor executive apartment. Offering a bright open plan living space, residents parking and neat communal garden. Situated ideally for schools, commuter links and access to town.

Property Features

- Council Tax: D
- EPC Rating: B
- 2 Double Bedrooms
- 2 Bathrooms
- Open Plan Living Space
- Communal Garden
- Under Cover Carport Parking
- No Forward Chain
- Popular Village Location



Interior

Communal Entrance Stairs to apartments. Access to communal garden.

Entrance Hall Entrance door. Secure entry phone system. Storage cupboard. Cupboard housing boiler and hot water cylinder. Access to bedrooms, shower room and living room.

Reception Room 4.9m x 3.48m (16'1" x 11'5") Double glazed bow window and flat window to front. Radiator.

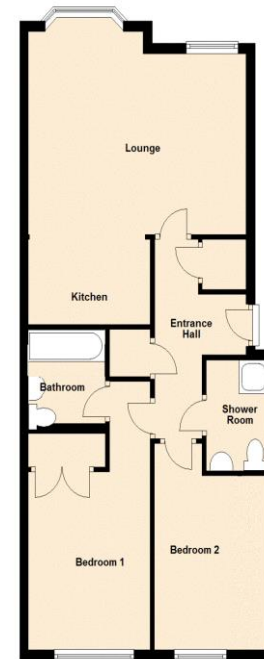
Kitchen Area Open plan to living room. Offering a range of matching wall and base cabinets with countertop over. Inset sink, hob and oven. Integrated dishwasher. Space for washing machine. Integrated fridge/freezer.

Bedroom One 3.43m x 3.07m (11'3" x 10'1") Double glazed window to rear. Radiator. Access to private ensuite bathroom.

En Suite Bathroom 2.03m x 1.68m (6'8" x 5'6") Offering an enclosed panelled bath. Wash basin. Low level wc. Heated towel rail.

Bedroom Two 3.48m x 3.02m (11'5" x 9'11") Double Glazed window to rear. Radiator. Fitted storage.

Shower Room 2.13m x 1.75m (7' x 5'9") Enclosed cubicle shower. Wash basin. Low level wc. Heated towel rail.



Exterior

Communal Gardens Offering a grass area. Bike Store. Refuse area.

Residents Parking

Under Cover Carport Parking Space.

Leasehold Information

Term : 125 years from 2003.

Unexpired Lease: 105 years approx

Service Charge: £1,640

Ground Rent: £172





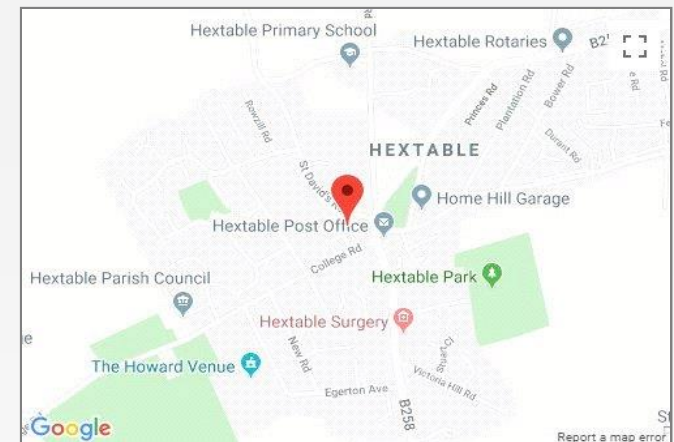
Additional Information

Since the EPC has commission, the Vendor has installed a new boiler.

Lease Term : 150 years less one day from 1 January 2003

Property Location

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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