



KENSINGTON

Welcome to 1-40 King Street ...

Being the front unit - this home has something special to offer.

Enter into an open plan layout, the first thing that takes your eye is the fresh new carpet and big windows allowing that northfacing sun to enter. A lovely deck area off this allows opportunity to sit and admire the well maintained grounds and established gardens.

The unit offers two double bedrooms, the master with walk in robe, an upgraded bathroom and full kitchen.

Internal access leads to the single garage with an automatic door, adding extra convenience.

A bonus is the second access, which allows space to park your motorhome, boat or extra vehicles.

All this is surrounded by fabulous neighbours.

Instructions are to sell, so if you are in the market for a well maintained property this could be it.



Price:	\$485,000
Certificate Of Title:	NA86A/792
Legal Description:	Cross lease - Lot 27, DP 17077, Leasehold of Flat 1 DP 145250, 999yrs from 1/4/1991
Capital Value:	\$510,000 (2024)
Rates:	\$3,305.14
Land Area:	½ share 905m2 (more or less)
Building Area :	100m2 (more or less)
Age:	1991
Exterior:	Monolithic
Roof:	Longrun Iron
Joinery:	Aluminium
Living Areas:	Open plan with dining/kitchen
Bedrooms:	Two double bedrooms
Main bathroom:	Bath, shower, vanity
Toilet:	Seperate
Garaging:	Single - with internal access
Views:	Urban
Services:	Town water & sewage
Zoning:	Medium Density Residential Zone Refer to wdc.govtnz-giz maps for further details

Chattels: Window treatments, light fittings, fixed floor coverings, electric stove, range hood, dishwasher, bathroom extractor fan, heat pump & 1 remote, auto garage door opener & 1 remote, garden shed, retractable clothesline.

Council records indicate this property is situated in a low landslide susceptibility zone.

Any building constructed, altered or refurbished before the year 2000 could have been built when asbestos and/or asbestos containing materials (ACMs) were still actively being used-this may not relate to this property however as we are not experts in this field and the house was built in that era, we recommend you do you own due diligence in this regard. For more information visit: <https://lwww.health.govt.nz/your-health/healthy-living/environment-ealth/hazardous-substances/asbestos>

The above property details have been sourced and/or provided by the seller or obtained from the Council property file, LIM or other appropriate authority, so while care has been taken in the preparation of these particulars, no responsibility is accepted for the accuracy of the whole or any part thereof and interested persons are strongly advised to make their own independent enquiry to satisfy themselves in all aspects of purchasing this and/or any property.

BOUNDARY DISCLAIMER:
The sales team are unable to point out the true boundary lines. If boundary lines are important to you, it is essential that as an intending purchaser you undertake your own due diligence & seek legal advice in regards to having the boundaries being surveyed prior to purchasing.

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BEWARE OF POTENTIAL HAZARDS Which could be found at this property	POTENTIAL RISK	CONTROLS As required
Chemicals/cleaning products-possibly items kept in kitchen, bathroom and garage areas	Within reach of children Could be consumed	- All children must be Supervised by parent - Warning sign erected Copy of hazards acknowledged by and provided to all viewers - Restrict access to hazard areas Customers remain a safe distance from hazard - Hazard sign and person monitoring hazard if required - Appropriate footwear - Keep aware/hazard sign Awareness of weather conditions
Grounds/ Bush areas - Sloping and uneven ground, Plants - privet, agapanthus Trees & tree roots etc Low hanging branches	Slipping, falling Adverse reaction to plant respiratory aggravation Falling tree foliage Eye injuries	
Obstructions across access ways	Tripping Falling	
Drain/water	Slipping, falling Adverse weather	
Internal / External/ Stairs uneven floor boards, rooms at differing floor levels No visual rails on glass doors Steep stairs with no hand rail	Tripping, falling Respiratory aggravation Walking into glass, Breaking glass Injury	
Unknown debris	Injury	
Adverse weather conditions	Slipping on steps/grounds Reduced visibility	

Fixed Fee = \$19,000 incl GST

Sell with us - regardless of sale price, pay no more

3% + GST up to maximum of \$19,000 - Sole Agency only

For more information regarding this property contact the sales team

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1-40 KING STREET

KENSINGTON



\$485,000

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