



# Kimber Estates



Richmond Court Flat 28, Richmond Street, Herne Bay, Kent, CT6 5LL

Offers in Excess of £160,000 Leasehold

This one bedroom retirement apartment in popular Richmond Court overlooks Herne Bay's Memorial Park and is conveniently situated in a central location within easy reach of the mainline train station, seafront, Herne Bay town centre shops and other local amenities. The accommodation comprises lounge, fitted kitchen, double bedroom and a brand new shower (completed in February 2024). The sale will include good quality furniture (as seen in the photographs) plus the property had new carpets laid in 2024. The added benefit of a residents communal lounge and gardens, laundry room and residential manager completes the picture. An early viewing is essential to appreciate everything on offer.





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Ground Floor

Communal Entrance

Entrance hallway, access to first, second and third floors.

Second Floor

Entrance Hall

Front entrance door, emergency pull cord, storage cupboard housing boiler.

Lounge/Diner

10' 8" x 19' 2" (3.25m x 5.84m) Double glazed window to front, stone feature fireplace surround with electric fire, electric storage heater, double glazed door to front leading to balcony enjoying views across The Memorial Park.

Kitchen

7' 5" x 7' 0" (2.26m x 2.13m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric oven, electric hob, integral fridge and freezer, double glazed window to front, emergency pull cord.

Bedroom

13' 6" x 9' 1" (4.11m x 2.77m) Double glazed window to front, electric storage heater, built in mirrored wardrobe, emergency pull cord.

Shower Room

Wash hand basin set in vanity unit, brand new shower (completed in February 2024), low level WC, tiled walls.

Council Tax Band B

NB

We are advised by the sellers that:

Lease is 125 years from 2001.

Service Charge is approx £3350 per annum includes water.

Ground Rent is approx £395 per annum.

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		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(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	