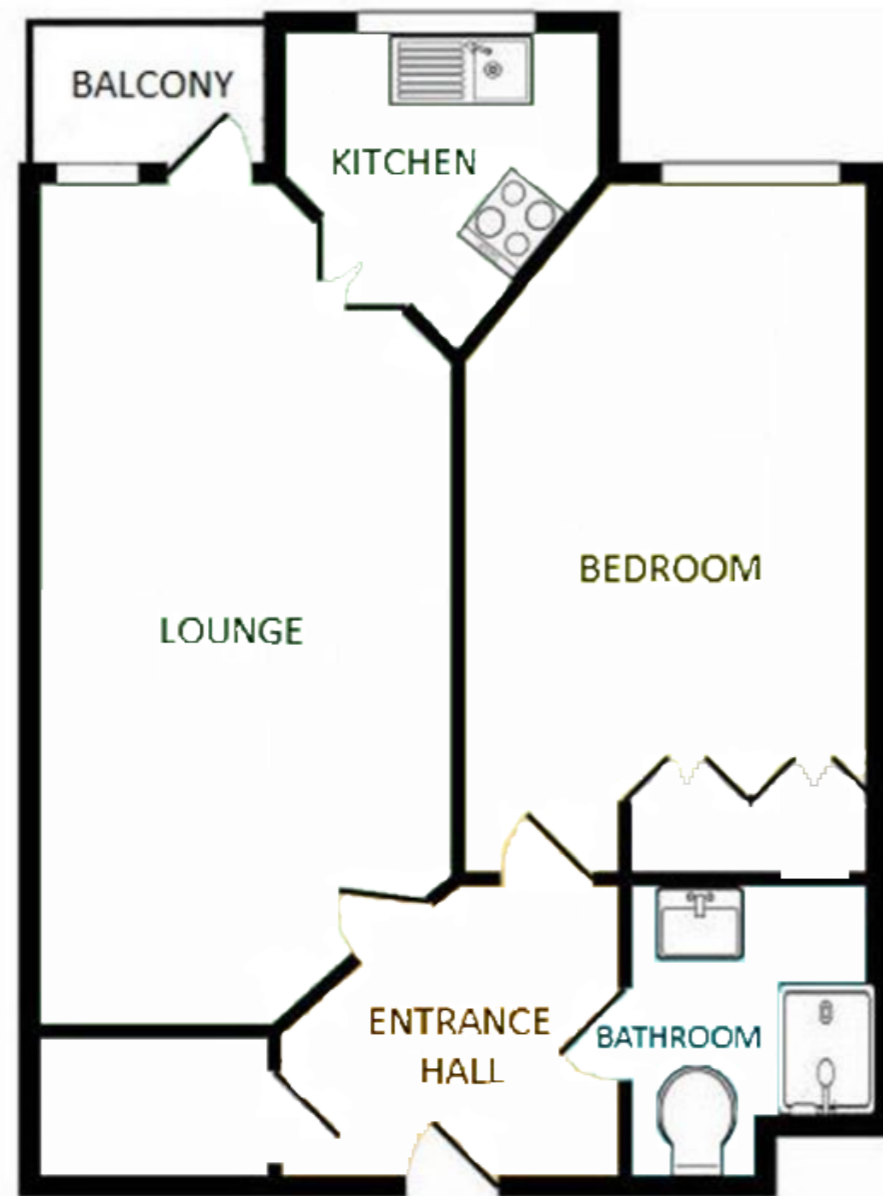




## Kimber Estates



Flat 27 Richmond Court, Richmond Street, Heme Bay, Kent, CT6 5LL

£165,000 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. Located on the first floor, the accommodation comprises lounge with doors out to a balcony, fitted kitchen, double bedroom and bathroom. There is also the added benefit of a residents communal lounge and gardens, laundry room and residential manager. An early viewing is essential to appreciate everything on offer.

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**Ground Floor**

**Hallway**

Cupboard.

**Kitchen**

Double glazed window to front, stainless steel sink and drainer unit, matching wall and base units, electric hob, electric oven, integral fridge.

**Lounge**

Double glazed doors to balcony.

**Bedroom One**

**Bathroom**

Panelled bath with shower over, low level WC, wash hand basin, cupboard under, heated towel rail.

**Council Tax Band B**

**NB**

At the time of advertising, these are draft particulars awaiting approval from our seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	