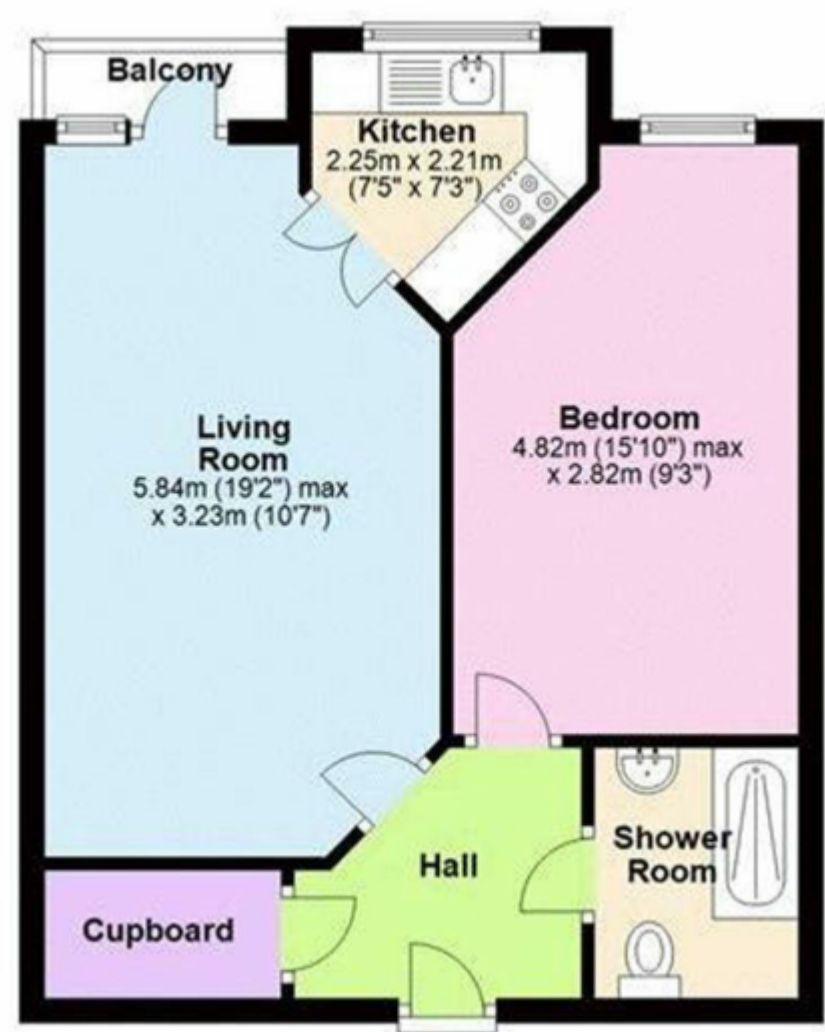




# Kimber Estates



Total area: approx. 44.6 sq. metres (480.2 sq. feet)



Flat 7 Richmond Court, Richmond Street, Herne Bay, Kent, CT6 5LL

£165,000 Leasehold

This beautifully presented retirement apartment in Richmond Court is centrally located in Herne Bay within walking distance to the lovely beach, panoramic promenade and array of boutique restaurants and shops. This particular property has been updated throughout offering modern fitted kitchen complete with integral appliances, lounge with balcony overlooking The Memorial Park, double bedroom with fitted wardrobes, and modern shower room. Richmond Court benefits from residents communal lounge, lift access, laundry room and residential manager. An internal viewing comes highly recommended.





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First Floor

Entrance Hall

Front entrance door, large storage cupboard.

Lounge/Diner

19' 2" x 10' 7" (5.84m x 3.23m) Double glazed window to front, door to front leading to the balcony providing views across The Memorial Park, electric fire, storage heater.

Kitchen

7' 5" x 7' 3" (2.26m x 2.21m) Modern fitted kitchen comprising of matching wall and base units with complementary work surfaces over, tiled splash backs, sink and drainer unit, induction hob with extractor hood over, electric oven and microwave, integral fridge freezer, integral washing machine, double glazed window to front.

Bedroom

15' 10" x 9' 3" (4.83m x 2.82m) Double glazed window to front, built in wardrobe, storage heater.

Shower Room

Suite comprising of double walk in shower, wash hand basin set in vanity unit, low level WC, heated towel rail, tiled walls, extractor fan.

Council Tax Band B

NB

We are advised by the sellers that the length on the lease is 125 years from 2005 and the charges are:  
Maintenance Charge is £3348 per annum  
Ground Rent is £394 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+)	A			
(81-91)	B			
(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	