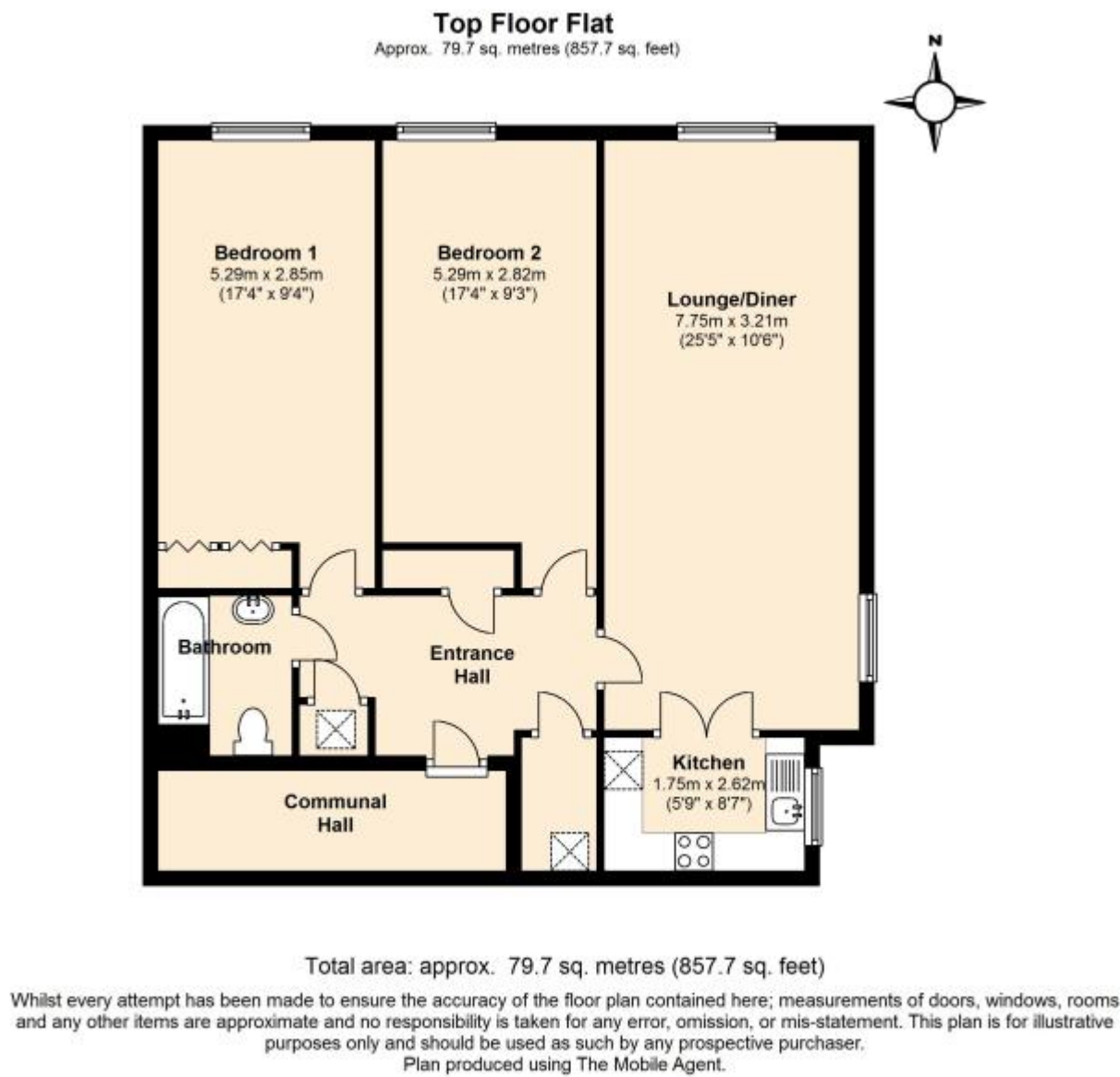




# Kimber Estates



Flat 35 Richmond Court Richmond Street, Herne Bay, Kent, CT6 5LL

£215,000 Leasehold

Being offered with vacant possession, this is luxury two bedroom second floor apartment with panoramic views of Herne Bay and the Memorial Park situated in a convenient central location within easy reach of the main line station, sea front, Herne Bay town centre shops and other local amenities. The apartment benefits from security intercom, electric storage heating, double glazing, modern bathroom, fitted kitchen with window and two large double bedrooms. There are communal gardens, residents lounge, laundry room and parking bays. Highly recommended for retirement. View today!





Being offered with vacant possession, this is luxury two bedroom second floor apartment with panoramic views of Herne Bay and the Memorial Park situated in a convenient central location within easy reach of the main line station, sea front, Herne Bay town centre shops and other local amenities. The apartment benefits from security intercom, electric storage heating, double glazing, modern bathroom, fitted kitchen with window and two large double bedrooms. There are communal gardens, residents lounge, laundry room and parking bays. Highly recommended for retirement. View today!

SECOND FLOOR

Entrance Hallway

13' 7" x 6' 11" (4.13m x 2.11m) With storage heater, intercom, built in storage cupboard with plumbing for washing machine and shelf, built in storage cupboard, further built in storage cupboard housing meters, emergency cord.

Lounge-Diner

25' 5" x 10' 8" (7.75m x 3.24m) With feature electric fireplace, storage heater, TV point, double glazed window to front with fine views over the Memorial Park. Dining area with laminate flooring, telephone point, double glazed window to side, double doors to Kitchen, emergency cord.

Kitchen

8' 6" x 5' 8" (2.58m x 1.73m) With U'shape range of fitted worktops, stainless steel single drainer sink unit, fitted mixer tap, built in eye level oven, inset electric hob, extractor hood, base cupboards, wall cupboards, electric wall heater, partly tiled walls, double glazed window to side, laminate flooring, emergency cord.

Bedroom One

19' 4" x 9' 4" (5.89m x 2.84m) With range of mirrored double wardrobes, television point, double glazed window to front with fine views over the Memorial Park, emergency cord.

Bedroom Two

19' 5" x 9' 3" (5.91m x 2.81m) With wall heater, double glazed window to front with fine views over the Memorial Park.

Bathroom

Low level WC, wash hand basin with vanity cupboard under, bath with shower over and hand grips, shaver and light unit, extractor fan, wall heater, tiled walls.

LEASE INFORMATION

Lease – 125 years from 01/11/2005  
Ground rent – £430 p/a  
Half yearly service charge - £2,625.53

COUNCIL TAX BAND C

NB At the time of advertising these are draft particulars awaiting approval of our sellers.

