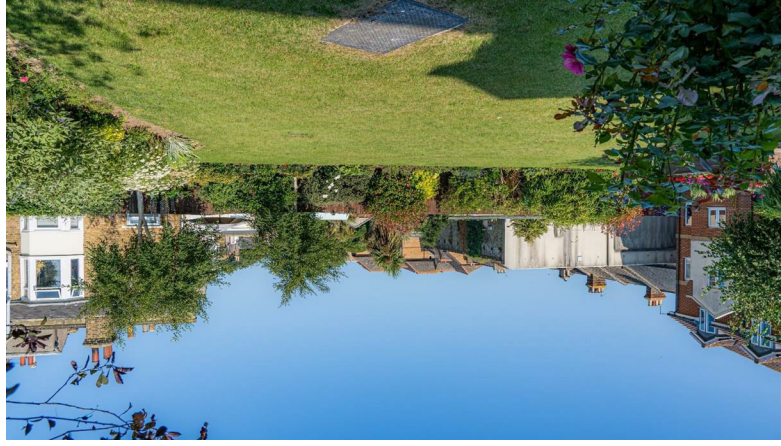


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



136 High Street, Herne Bay, Kent, CT6 5JY  
 01227 740840 e. [hernebay@milesandbarr.co.uk](mailto:hernebay@milesandbarr.co.uk)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
	B (81-126)
	C (61-80)
	D (41-60)
	E (21-40)
	F (1-20)
Not energy efficient - higher running costs	G (1-20)

Energy Efficiency Rating: 81



**FLAT 3, RICHMOND COURT RICHMOND STREET  
 HERNE BAY**



**FLAT 3, RICHMOND COURT RICHMOND STREET  
 HERNE BAY**

**£250,000**

- House Manager In Building
- Two Double Bedrooms
- Private Balcony
- Central Location
- Excellent Transport Links
- Short Walk To The Seafront
- Beautifully Refurbished
- Close To Local Amenities
- Over 60's only

## ABOUT

REFURBISHED TWO BEDROOM RETIREMENT APARTMENT IN A SOUGHT-AFTER BUILDING... Miles and Barr are excited to present to the market this beautiful two-bedroom first floor apartment situated in a central location with ease of access to the main line station, sea front, Herne Bay town center, shops, and other local conveniences. The apartment benefits from entry security intercom, double glazing that has just been completely replaced on the balcony unit, a modern fitted shower room with large cubicle, a newly fitted stylish kitchen, large light lounge, two generously proportioned double bedrooms, all completed by balcony overlooking the pristine communal gardens. The building is also bolstered by house manager, a resident's lounge, laundry room, parking bays and refuse room. In our opinion this apartment is a real must view. For more information or to organise your personal viewing appointment please call Sole Agents Miles and Barr.

## LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

## DESCRIPTION

Entrance

Kitchen 7'06 x 8'08 (2.29m x 2.64m)

Lounge 23'01 x 10'07 (7.04m x 3.23m)

Bedroom One 15'07 x 9'05 (4.75m x 2.87m)

Bedroom Two 9'04 x 15'08 (2.84m x 4.78m)

Bathroom 6'09 x 8'06 (2.06m x 2.59m)

