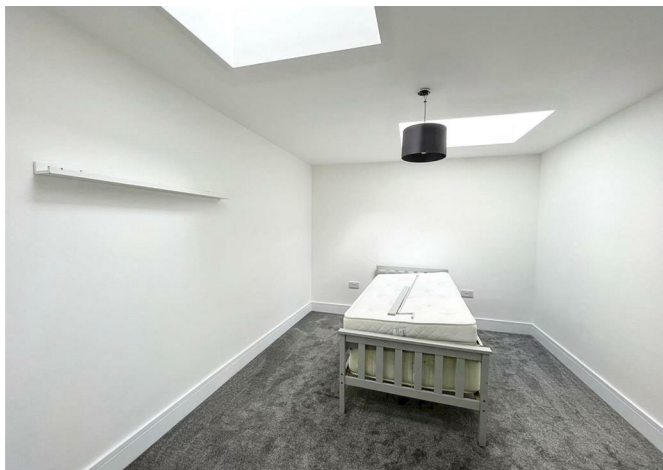




**Flat 8, Richmond House, 1 Richmond Street, Herne Bay, CT6 5LU**  
**£230,000**





## Flat 8, Richmond House, 1 Richmond Street, Herne Bay, CT6 5LU

Zest Homes are delighted to present this stunning ground-floor apartment situated within Richmond House, just a stone's throw from the seafront. Enjoying sea views from the living room, this bright and spacious home offers a generous living/dining area, a modern fitted kitchen with integrated appliances, a principal bedroom with en-suite bathroom, a second double bedroom enhanced by skylights, and a contemporary family shower room.

The property is currently tenanted, making it an excellent investment opportunity with immediate income, while also remaining well-suited for future owner-occupiers. Its versatile layout and prime coastal position also lend themselves perfectly to use as a family home, Airbnb, or holiday let. Located just off Central Parade, the apartment benefits from exceptional convenience and a vibrant coastal lifestyle.

Further advantages include gas central heating, double glazing, and NO ONWARD CHAIN. The property is leasehold with a share of the freehold, with 107 years remaining on the lease.

Service Charge: £120.00 per month (approx.)

EPC Rating: D

Council Tax Band: A



## Description

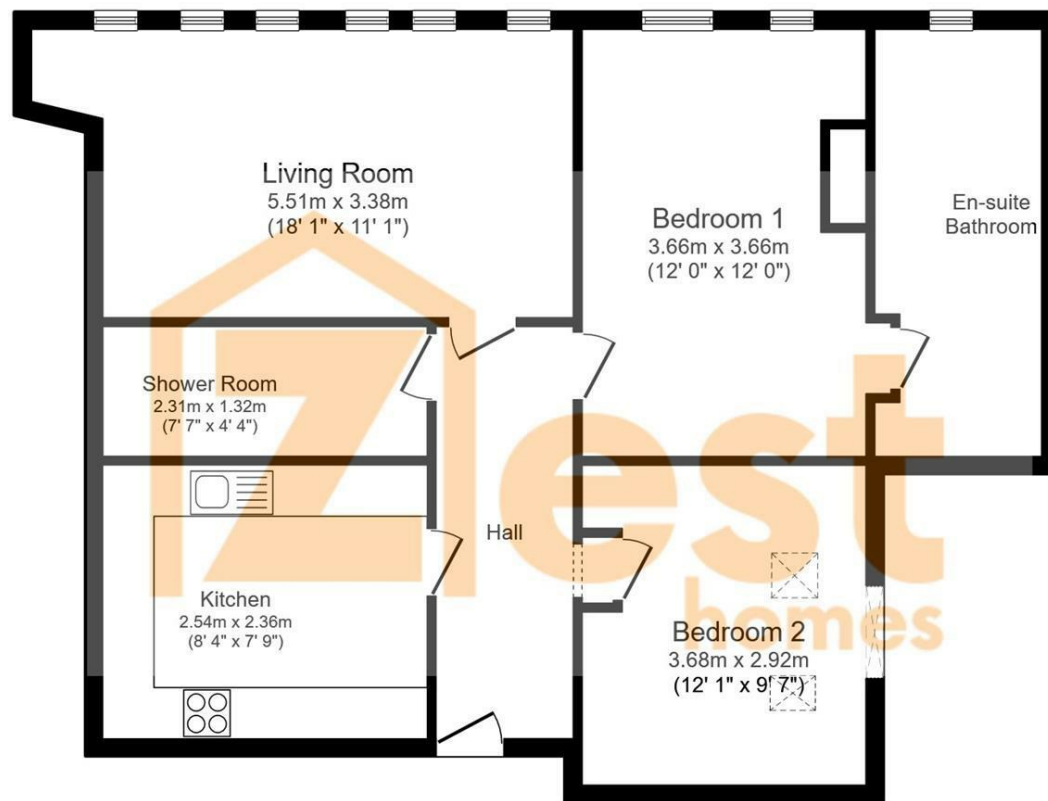
### Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

## Situation

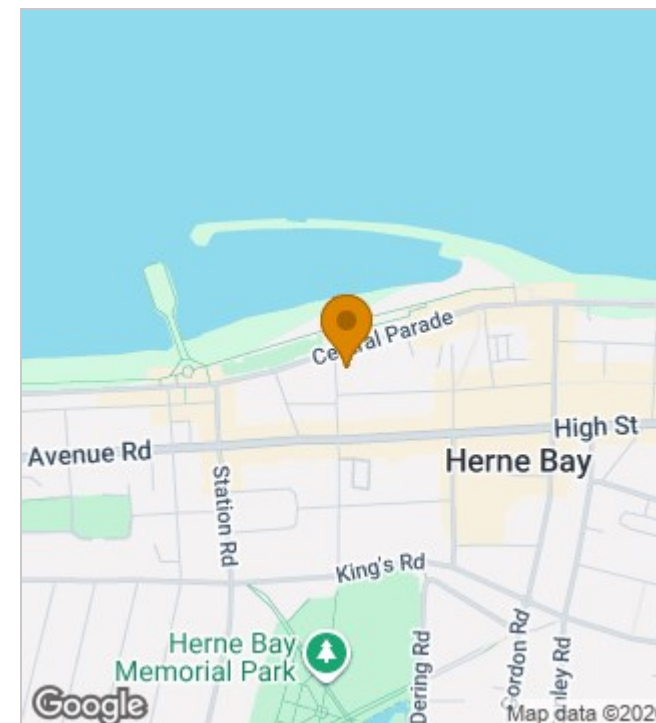
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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[www.zesthomes.uk](http://www.zesthomes.uk)

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