



**Flat 6, Richmond House 1, Richmond Street, Herne Bay, CT6 5LU**  
**Offers in excess of £150,000**



## Flat 6, Richmond House 1, Richmond Street, Herne Bay, CT6 5LU

Welcome to a truly remarkable opportunity in the heart of Herne Bay, Kent. This two-bedroom ground-floor flat in the prestigious Richmond House offers a stunning seafront location, making it the ideal choice for a family home, rental property, or an Airbnb investment. This property will surely capture your attention with its modern local amenities and breathtaking seafront views from Central Parade, a stone's throw away. The interior of this flat has been thoughtfully designed to provide both style and functionality. The highlight of the property is the equipped modern kitchen. The flat also boasts a contemporary bathroom with modern fixtures and fittings. Natural light flooding through the windows creates a warm and inviting atmosphere throughout the day. In addition to its impressive features, this flat offers excellent investment potential. The high demand for properties in Herne Bay, particularly in such a prime seafront location, presents an opportunity for rental income or successful Airbnb hosting. Don't miss out on the chance to own or invest. This property is truly a gem with its unparalleled seafront location, modern amenities, and attractive investment prospects. Contact us today to schedule a viewing.

Tenure: 999-year lease with Share of Freehold.  
EPC Rating: D Council Tax Band: A  
Service Charge £100 PM 23/24  
NO CHAIN  
Council Tax Band: A  
EPC Rating: D

## Description

### Communal Entrance

Intercom, secure locked door leading to main hallway. Property situated on the ground floor.

### Hallway

Doors leading to all rooms, carpet as laid. Few steps leading to master bedroom.

### Lounge

16'8 x 8'7

Carpet as laid, window to side, door leading to kitchen.

### Kitchen

8'2 x 5'8

Range of fitted wall and base units with work preparation surfaces over. Underlighting to cabinets, space for fridge/freezer. Inset hob and oven. Sink drainer unit.

### Bathroom/WC

Panelled bath, wash hand basin and WC

### Bedroom One

16'3 x 10'1

Window to side, carpet as laid.

### Bedroom Two

8'0 x 6'3

Window to side, carpet as laid.

### Lease Details

999-year lease from August 2023

997 Years remaining

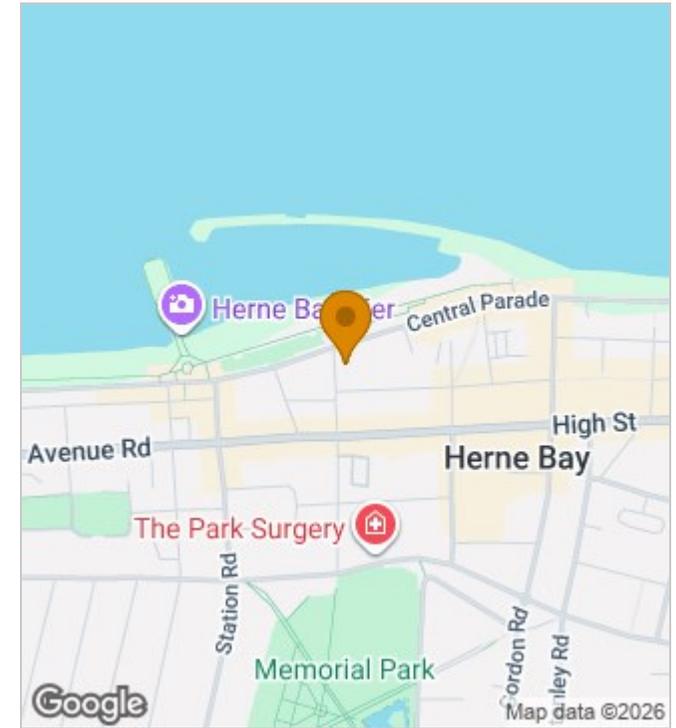
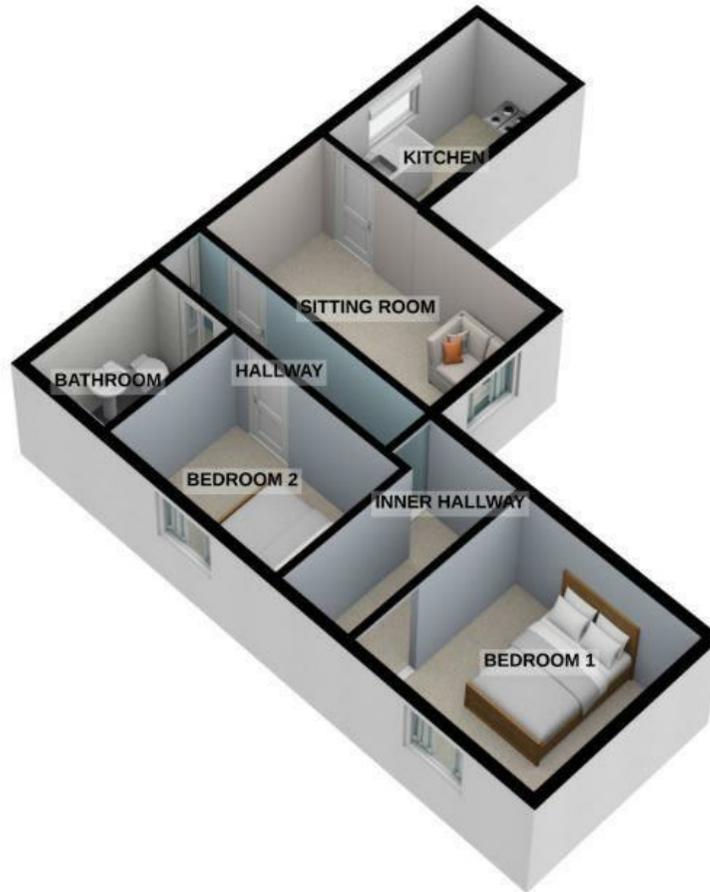
Ground Rent NIL

Share Of Freehold Confirmed

### Council Tax Band A

<https://www.tax.service.gov.uk/check-council-tax-band/property/488743145>





**RICHMOND COURT, 1 RICHMOND STREET HERNE BAY KENT CT6 5LU**

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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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>			<b>77</b>
(55-68) <b>D</b>		<b>58</b>	
(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	

190 High Street, Herne Bay, Kent, CT6 5AP  
 Tel: 01227 949291 | Email: [sales@zesthomes.uk](mailto:sales@zesthomes.uk)  
[www.zesthomes.uk](http://www.zesthomes.uk)

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3. Zest Homes have not tested any services, equipment or appliances and it is therefore the responsibility of any buyer/tenant to do so.
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