



Flat 8, Richmond Court Richmond Street, Herne Bay, CT6 5LL



Nicely presented 1 bedroom House Managed leasehold retirement flat set in a modern environment centrally and conveniently located just off the high street and sea front with some views of the park . The flat is in a very nice condition having recently been redecorated and has newly fitted carpets .All electric heating and hot water system , double glazing and a small balcony off the lounge . Residents parking and communal gardens . Offered with no forward chain . We have been advised that the current service charge is £1750, payable every 6 months (includes water water bills and insurance premium) Ground rent payable every 6 months £197.50 .

Offers Invited £145,000 Leasehold



Communal Entrance Porch

Communal Entrance Hall

House Managers Office

Large Residents Lounge

Access to gardens

Laundry Room

Lift and Stairs Access to all floors

First Floor Flat

Entrance Hall

Emergency call point /intercom , deep cupboard housing boiler for hot water system ,consumer unit

Shower /wc

Shower cubicle , (New),low level wc suite, heated towel rail, vanity wash basin, mirror, shavers point, tiling, wall heater.

Bedroom (east facing)

13'8" excl.range of mirror fronted wardrobes x 9' (4.19m excl.range of mirror fronted wardrobes x 2.)
electric panel heater , power points

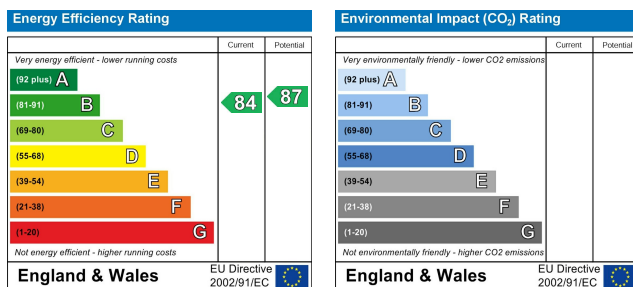
Lounge

19'2" x 10'9" (5.85m x 3.28m)

Electric panel heater , tv point, power points , fireplace, door to balcony ,pair of glazed doors to Kitchen..

Kitchen

Irregular shaped with base units and wall cupboards , integrated freezer, electric hob , integrated electric oven , stainless steel sink unit with mono tap , integrated fridge , part tiled walls , power points , wall heater.



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





