



### 42 Richmond Court, Herne Bay, CT6 5LL



Warden controlled 3rd floor purpose built self contained retirement flat set in a modern building with award winning communal gardens to the rear. Car parking available. This vacant flat is in very good order throughout and is move in condition with new carpets laid. Features double glazing. Bonus views over park (not direct) with balcony..... AGENTS NOTE ...27/10/19 .... THERE ARE CURRENTLY 3 PROPOSED PURCHASERS FOR THIS PROPERTY BUT NONE ARE PROCEEDABLE AT THIS PRESENT TIME .....



**£179,950 Leasehold**



## Entrance Hall

Door entry system. Emergency pull card. Storage cupboard housing hot water boiler. Consumer unit.

## Shower/WC

Shower cubicle. Low level WC suite. Heated towel rail. Tiled walls.

## Lounge

19'9 x 10'7 (6.02m x 3.23m)

Modern fire surround. Electric coal effect fire. Electric storage heater. Telephone point. Power points. Television point. Emergency pull cord. Double glazed door to balcony with park views. Pair of glazed doors to

## Kitchen (off Lounge)

7'7 x 6'6 (2.31m x 1.98m)

Range of base units and wall cupboards. Power points. Integrated freezer. Electric ceramic hob. Integrated fridge. Integrated electric oven (as new) Extractor unit over hob. Stainless steel sink unit. Double glazed window with park views.

## Bedroom

15'7 x 9' (4.75m x 2.74m)

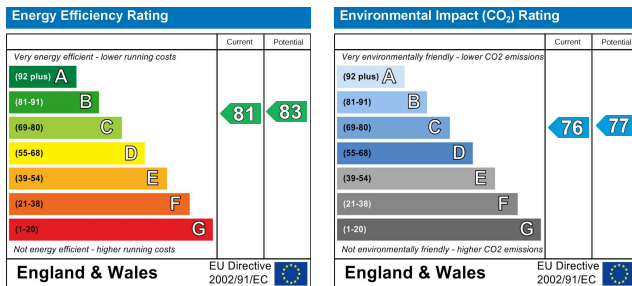
Double glazed window. Built-in wardrobe with sliding mirror doors. Storage heater. Power points. Television point.

## Balcony

Suitable for 2 chairs. Park views.

## NOTES

Lease 125 years from 2005. Current ground rent £179,50 yearly. Maintenance £1217 and £1324 last 2 1/2 yearly payments. Electric last 1/4 £78.00. 24 hour emergency call system. Security entry system. Outside (non allocated) car parking. House manager. Minimum age 60 years or if a couple purchasing one person must be over 60 with the other over 55 years old. Luxury communal residents lounge. Communal laundry room. Lift to all floors. Large communal landscaped garden for relaxing. Any interested applicants must be interviewed by the house manager prior to any purchase.



**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.

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