



NAEA Licensed Estate Agents

# Herne Bay

Richmond Street, Herne Bay, Kent, CT6 5LL

## £149,995



**NO FORWARD CHAIN... BALCONY APARTMENT OVERLOOKING THE PARK...** Situated within the highly desirable 'Richmond Court' development, this retirement apartment is situated on the first floor, not far from the lift and has stunning views across Memorial Park.

📧 hernebay@kent-estate-agencies.co.uk

☎ 01227 367441

📍 99, Mortimer Street, Herne Bay, CT6 5ER

[www.kea.org.uk](http://www.kea.org.uk)





## Property Information

NO FORWARD CHAIN... BALCONY APARTMENT OVERLOOKING THE PARK... Situated within the highly desirable 'Richmond Court' development, this retirement apartment is situated on the first floor, not far from the lift and has stunning views across Memorial Park.

Built by McCarthy & Stone in 2006, Richmond Court provides comfort, peace and mind and convenience being within short walking distance of the High Street and just yards from a well regarded doctors surgery.

The property itself offers one double bedroom, a lounge/diner opening to the balcony, a well equipped kitchen, shower room and a spacious personal entrance hall.

Richmond Court also boasts facilities that include a communal lounge, a laundry room, a lift to all floors and is set within beautiful communal gardens. There is also a residents car park within the grounds.

For periods when the Development Manager is off duty there is a 24 hour emergency call system.

## Non Approved Property Details

### Entrance Hall

Tunstall door entry and alarm system, walk-in storage cupboard housing water tank, electric fuse box, and meter.

### Lounge (East/Southerly Aspect) 10' 0 x 19' 0 (3.05m x 5.8m )

TV point, power points, fireplace fitted with electric unit, double glazed door to balcony with pleasant park views, alarm pull cord, pair of doors to kitchen.

### Kitchen (East Aspect) 6' 6 x 7' 7 (1.99m x 2.31m )

Range of base units and wall cupboards, unit under lighting, power points, ceramic hob, integrated freezer, integrated electric oven, integrated fridge, extractor fan over hob, stainless steel sink unit, wall heater, double glazed window with some park views.

### Bedroom (East) 9' 1 x 13' 9 (2.77m x 4.19m )

Electric convector heater, power points, telephone point, TV point, double glazed window, built-in wardrobes with folding mirror-fronted doors.

### Shower/WC

Large shower cubicle with mains shower unit, low-level WC suite, heated towel rail, wall heater, extractor unit, vanity washbasin, mirror, shaver socket, and light unit.

### \*\*Additional information\*\*

Property to be sold fully furnished.

### Main Services

The following mains services are connected to the property electricity, water, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

### Heating

Heating is provided by electric radiators, and hot water is supplied by an immersion heater and hot water tank, as indicated in these particulars.

### Windows

The windows are generally Double Glazed units.

### Tenure

The property is to be sold Leasehold with vacant possession.

Minimum age 60 years old.

Lease runs 125 years from 2006.

Service charge: Approximately £1600 biannually.

### Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

### Viewing



Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

### Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure. Printed .....2025

## Energy performance certificate (EPC)

Flat 28 Richmond Court Richmond Street HERNE BAY CT6 5LL	Energy rating <b>B</b>	Valid until: 12 May 2033
		Certificate number: 9326-3026-7205-1107-7200

Property type	Mid-floor flat
Total floor area	43 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		