



Flat 21, Richmond Court Richmond Street, Herne Bay  
£160,000

# Flat 21

Richmond Court Richmond Street, Herne Bay

FANTASTIC ONE BEDROOM RETIREMENT APARTMENT IN A SOUGHT-AFTER BUILDING IN A CENTRAL LOCATION...

Internally the property boasts, one double bedroom with built in wardrobes, a large lounge diner, modern fitted kitchen with integrated appliances and bathroom with emergency pull cords in each room.

Set in popular Richmond Court you will find that the mainline train station, bus station and the High Street shops of Herne Bay are just a short walk away. The convenient setting of this terrific apartment has the further benefit of being just a stones throw from a superb local doctor's surgery and chemist, whilst a quick stroll round the corner brings you to the wonderful seafront and Herne Bay bandstand, which really comes to life when the summer arrives.

Herne Bay high street has all your day to day needs as well as a great selection of locally owned shops and boutiques to look round too. There is a Morrisons and Aldi supermarket close at hand just down the road for your larger weekly shops.

The residents hold regular coffee mornings, clubs and excursions. The property is on the second floor however there is a lift in the building. Please contact Miles and Barr for more information or to organise your personal viewing appointment today.

These details are yet to be approved by the vendor.

## Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations





**Entrance**

Leading to

**Bedroom**

14' 1" x 8' 10" (4.29m x 2.68m)

**Bathroom**

With a Shower Over The Bath, Toilet and Hand Wash Basin

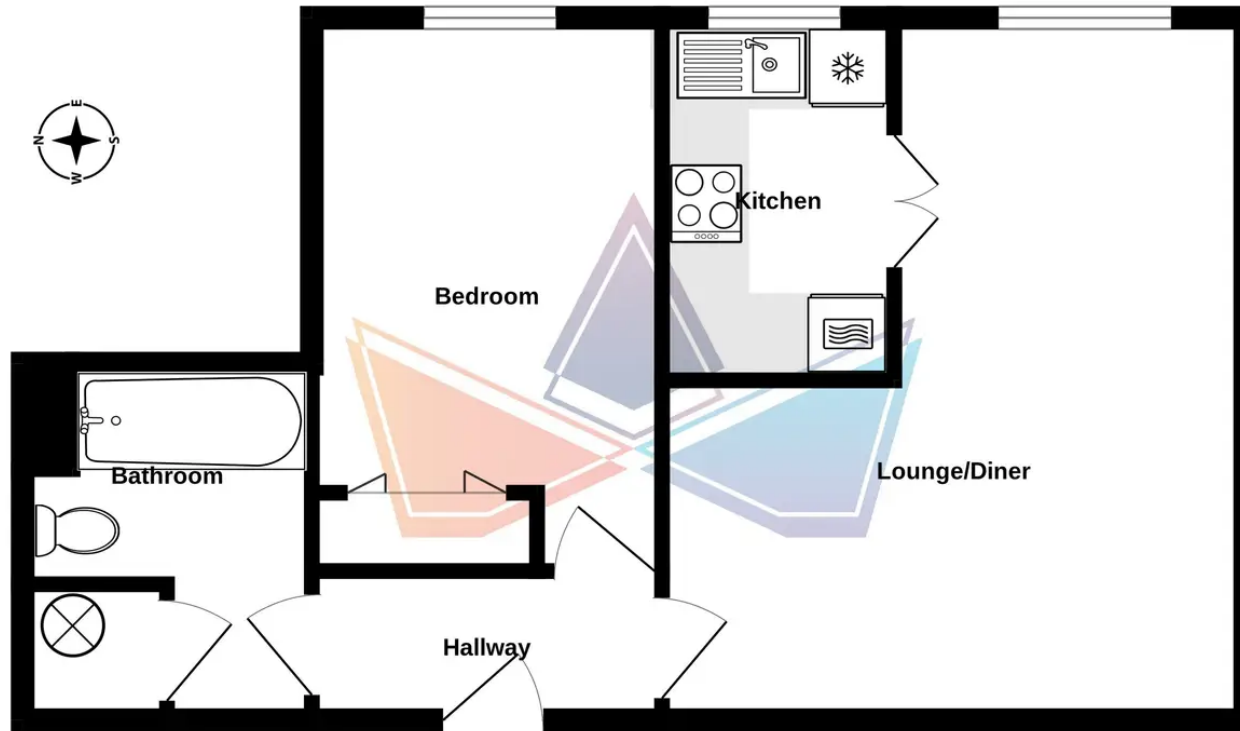
**Kitchen**

9' 0" x 5' 9" (2.75m x 1.74m)

**Lounge**

17' 8" x 14' 7" (5.39m x 4.45m)





**2ND FLOOR**  
 43.4 sq.m. (467 sq.ft.) approx.

TOTAL FLOOR AREA : 43.4 sq.m. (467 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)