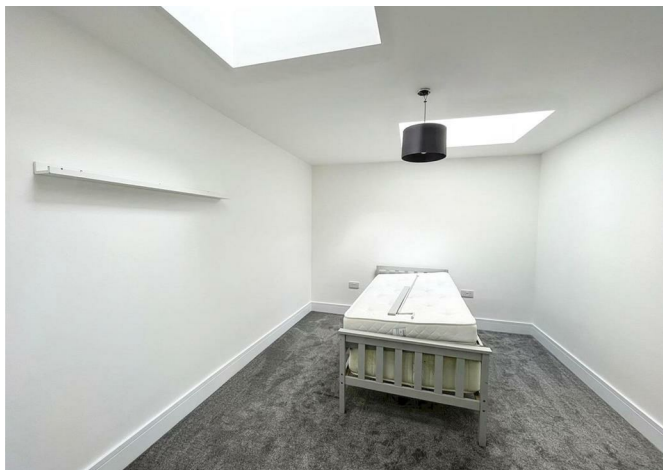




Flat 8, Richmond House, 1 Richmond Street, Herne Bay, CT6 5LU
Offers in excess of £240,000



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Offers in Excess of £240,000

Zest Homes are delighted to present this stunning ground-floor apartment in Richmond House, just a stone's throw from the seafront. Recently updated with new carpets and boasting sea views from the living room, this bright and spacious property features a large living/dining area, a modern fitted kitchen with integrated appliances, a main bedroom with en-suite bathroom, a second double bedroom with skylights, and a contemporary family shower room.

Ideal as a family home, Airbnb, or investment property, it is superbly located just off Central Parade, offering convenience and a vibrant coastal lifestyle. Further benefits include gas central heating, double glazing, and NO ONWARD CHAIN.

The property is leasehold with a share of the freehold and has 107 years remaining on the lease.

Service Charge £120.00 PM Approx

EPC D / Council Tax Band: A

Description

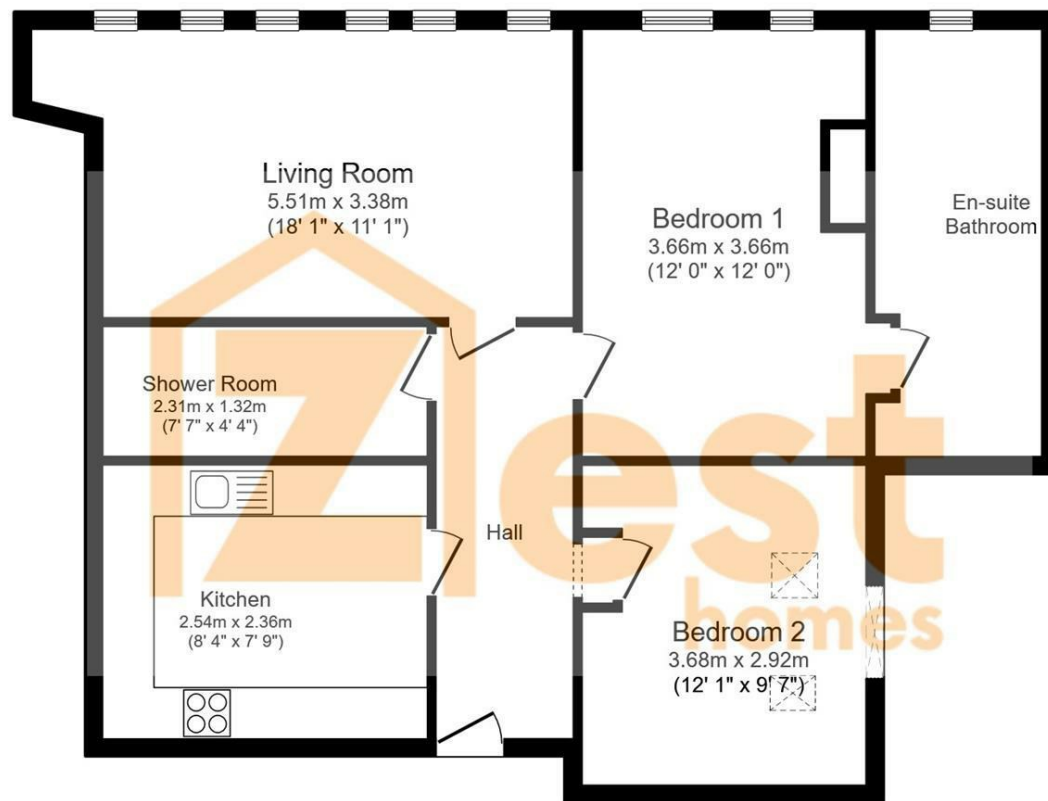
Agents Notes:

1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Situation

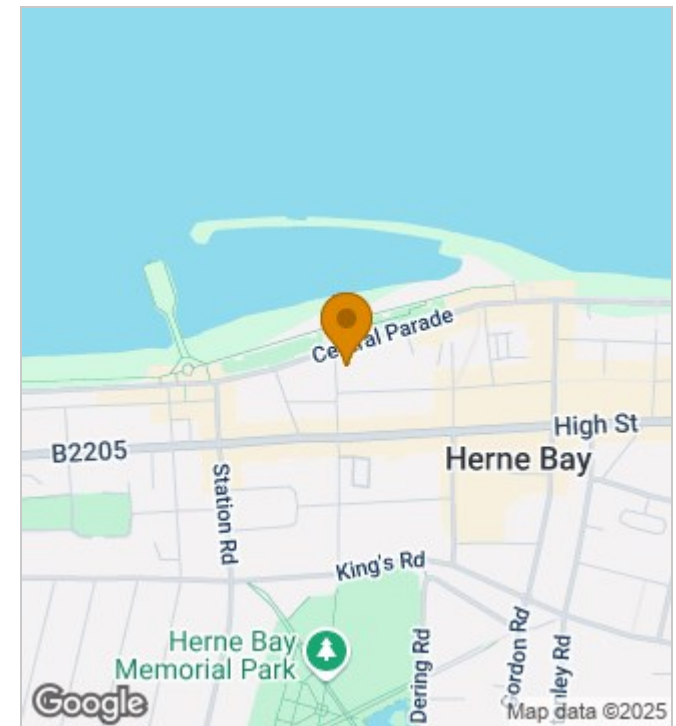
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: sales@zesthomes.uk
www.zesthomes.uk

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