



**Ryder Court, The Links, Herne Bay**  
Shared Ownership £42,500

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Ryder Court is a stylish modern development situated on the outskirts of the coastal town of Herne Bay, offering a wide range of local amenities, including supermarkets, schools, medical facilities, and leisure centres. The town is well connected, with regular train services to London Victoria and St Pancras International, as well as easy access to the A299, linking to the M2 and wider motorway network. Canterbury is just a short drive away, providing additional shopping, educational, and cultural facilities.

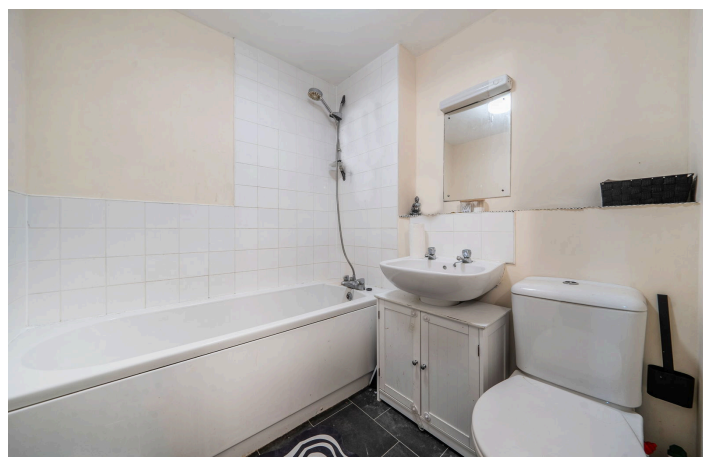
This first-floor apartment provides spacious accommodation, featuring an inner entrance hall, open-plan kitchen and lounge, two double bedrooms, and a bathroom. Externally, residents benefit from communal garden areas and one allocated parking space, as well as visitor parking.

The property is available with a 25% share under the shared ownership scheme, with the option to purchase additional shares, making it a fantastic opportunity for those looking to take their first step onto the property ladder. Market value and 100% ownership is £170,000.

We have been advised that the current Monthly Rent is £406.61 and the Monthly Service Charge is £185.58 (subject to confirmation by Love Living Homes and the vendor's solicitor). No Onward Chain.

Please note that any prospective buyers will need to complete and return an Application for Shared Ownership Form and undergo an affordability assessment.

- Please Quote Ref: JJ1194
- Two Bedroom Apartment
- Open-Plan Living Space
- Allocated Parking
- Ideal for First Time Buyers
- Outskirts of Herne Bay & Close to Canterbury



Floor Area: 655 sq. ft.

Tenure: Leasehold

Service Charge: £2226.96 per annum

Ground Rent: £ per annum

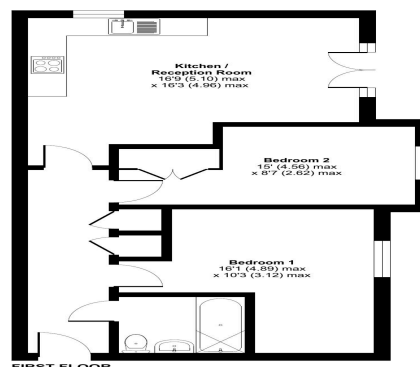
Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	<b>EU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



Ryder Court, The Links, Herne Bay, CT6

Approximate Area = 655 sq ft / 60.8 sq m

For identification only – Not to scale



© Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement standards (IPMS 2005).  
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