

# KE



14 Palmer Court Richmond Street, Herne Bay, CT6 5JW

£225,000

- 2 Bedroom Flat
- Open plan kitchen/lounge/diner
- Lift access to all floors
- Immaculate condition throughout
- Gated entry system

# 14 Palmer Court Richmond Street, Herne Bay CT6 5JW

Located off of Richmond Street, Herne Bay, this immaculate two-bedroom apartment offers a perfect blend of modern living and coastal convenience. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room serves as a welcoming area for both entertaining guests and enjoying quiet evenings at home.

This apartment is presented in pristine condition, showcasing contemporary design and finishes throughout. The modern aesthetic is complemented by the convenience of lift access, ensuring ease of movement within the building.

Situated just a stone's throw from the vibrant town centre and the picturesque Herne Bay seafront, residents will enjoy the best of both worlds—proximity to local amenities and the tranquil beauty of coastal life. Whether you fancy a leisurely stroll along the beach or a visit to the local shops and cafes, everything you need is within easy reach.

This apartment is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a desirable location in Herne Bay.



Council Tax Band: C



**Hall**

**Living Room**

15'7 x 11'7

**Dining Area**

8'7 x 7'11

**Kitchen**

12'1 x 7'11

**Bedroom Two**

13'10 x 8'8

**Bedroom One**

13'11 x 10'6

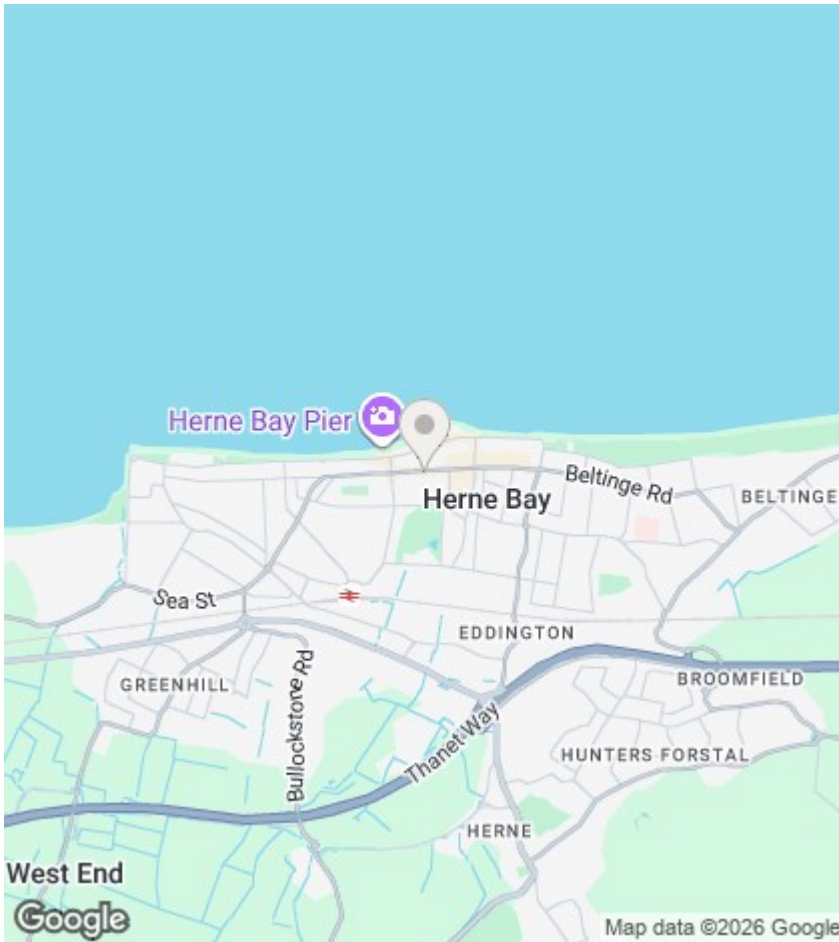
**Bathroom**

5'10 x 6'11

**OUTSIDE**

**Allocated Parking Space**

**COUNCIL TAX BAND C**



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	



**TOTAL: 764 sq. ft**  
 1st floor: 764 sq. ft  
 EXCLUDED AREAS: WALLS: 60 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.