



**Richmond Court Richmond Street, Herne Bay, CT6 5LL**  
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Beautifully presented two-bedroom second floor retirement apartment, ideally positioned within the sought-after Richmond Court development in the heart of Herne Bay. Enjoying pleasant views overlooking the well-maintained rear communal gardens, this bright and spacious apartment has been significantly improved by the current owners and is offered for sale in excellent condition throughout.

Since purchasing the property, the owners have thoughtfully modernised the apartment with the installation of a stylish replacement kitchen complete with updated appliances, together with upgraded remote thermostat-controlled electric heating systems, providing improved efficiency and comfort.

Richmond Court is a popular McCarthy & Stone retirement development designed for independent living, benefiting from a welcoming residents' lounge, lift access to all floors, communal gardens, laundry facilities, guest suite and an on-site development manager. Conveniently located close to Herne Bay town centre, seafront, shops and transport links, the development offers both comfort and convenience in a friendly community setting.

The accommodation comprises an entrance hall with useful storage cupboards, spacious lounge/dining room, modern fitted kitchen, two well-proportioned bedrooms and a contemporary shower room. The apartment further benefits from double glazing, upgraded electric heating and attractive outlooks across the communal grounds.



# Description

Service Charge Payable Every 6 Months  
Half Year Service Charge 1/9/2025 to 28/02/2026 - £2674.30  
Half Year Service Charge 1/03/2026 to 31/08/2026 - £2830.54  
  
Ground Rent Demand £460.00 Per Annum  
01 Mar 2026 to 31 Aug 2026 Half-yearly rent in Advance £230.00

Council Tax Band C  
  
EPC Rating C  
  
Tenure: Leasehold - 105 Years Remaining

Lounge/Dining Room  
22'6 x 10'7

Kitchen  
7'5 x 7'5

Bedroom 1  
15'7 x 9'7

Bedroom 2  
15'6 x 9'5

Shower Room/WC  
10'6 x 5'7

Communal Gardens

Parking - First come, first serve

Herne Bay – Seaside Living Redefined  
Nestled on Kent's picturesque north coast, Herne Bay offers the charm of a traditional seaside town combined with the ease of modern living. Just over 90 minutes from London by train, with excellent connections via the A299 and M2, Herne Bay provides an ideal balance: the tranquillity of the coast with swift access to the capital and beyond.

A Vibrant Seafront Lifestyle  
The seafront is the town's crown jewel – a sweeping promenade lined with colourful beach huts, expansive shingle beaches, and uninterrupted sea views. Residents enjoy invigorating morning walks along the pier, leisurely afternoons on the beach, and golden sunsets across the bay. For those with an active lifestyle, sailing, paddleboarding, and cycling along the coastal trails are on the doorstep.

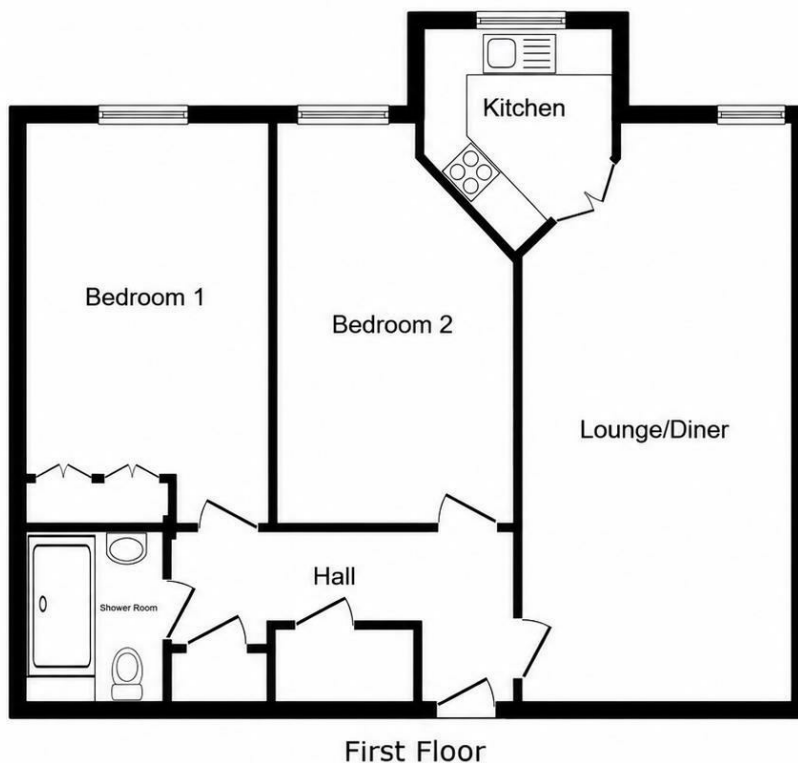
Dining & Social Experiences  
Herne Bay has evolved into a hub of sophisticated seaside dining. From elegant seafood restaurants serving the day's catch to stylish cafés and wine bars perfect for evening gatherings, the town offers a growing collection of culinary highlights. Local bistros and family-run establishments sit alongside contemporary eateries, creating a dining scene as diverse as it is refined.

Things to See & Do  
Life in Herne Bay is steeped in heritage and leisure. Explore the iconic clock tower, one of the oldest purpose-built seaside landmarks in the UK, or Reculver Towers. Boutique shops, art galleries, and weekly markets bring a sense of community vibrancy, while nearby Whitstable and Canterbury offer further opportunities for further Boutiques and High Street shopping.

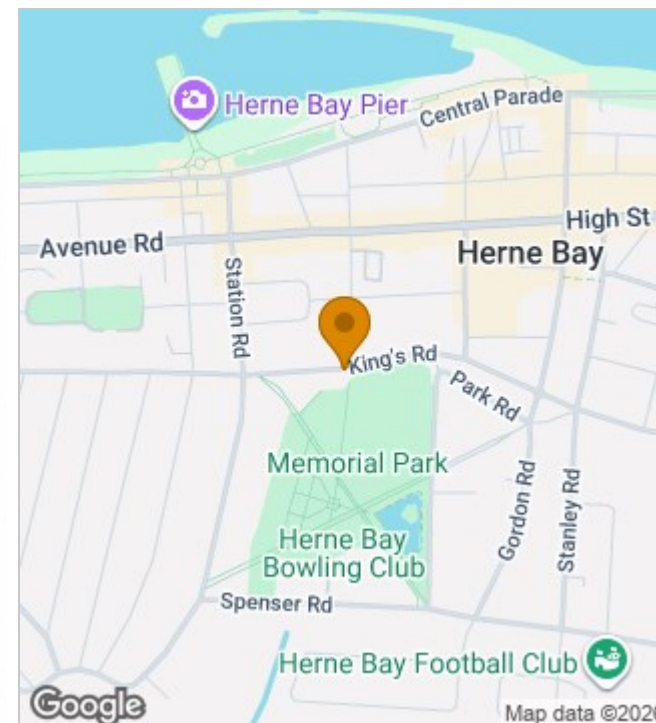
The Essence of Seaside Living  
Herne Bay embodies coastal living at its finest – a blend of relaxation, recreation, and refinement. With the sea at the heart of daily life and London within easy reach, it's the perfect location for those seeking a stylish seaside retreat without compromising on connectivity or convenience.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



#### 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>                            | 80                         | 84        |
| (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>                  | EU Directive<br>2002/91/EC |           |

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