

# KE



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

Offers In Excess Of £225,000

- 2 bed top floor flat
- No onward chain
- Immaculate condition throughout
- Open plan kitchen/lounge/diner
- Lift access to all floors

# 25 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.

Additionally, the property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. This apartment is a fantastic opportunity for first-time buyers, downsizers, or investors seeking a desirable location in Herne Bay.



Council Tax Band: C



## **THIRD FLOOR**

**Hallway**

**Lounge/Kitchen/Diner**

17'2 x 21'1

**Bedroom 2**

10'4 x 9'8

**Bedroom 1**

13'5 x 10'6

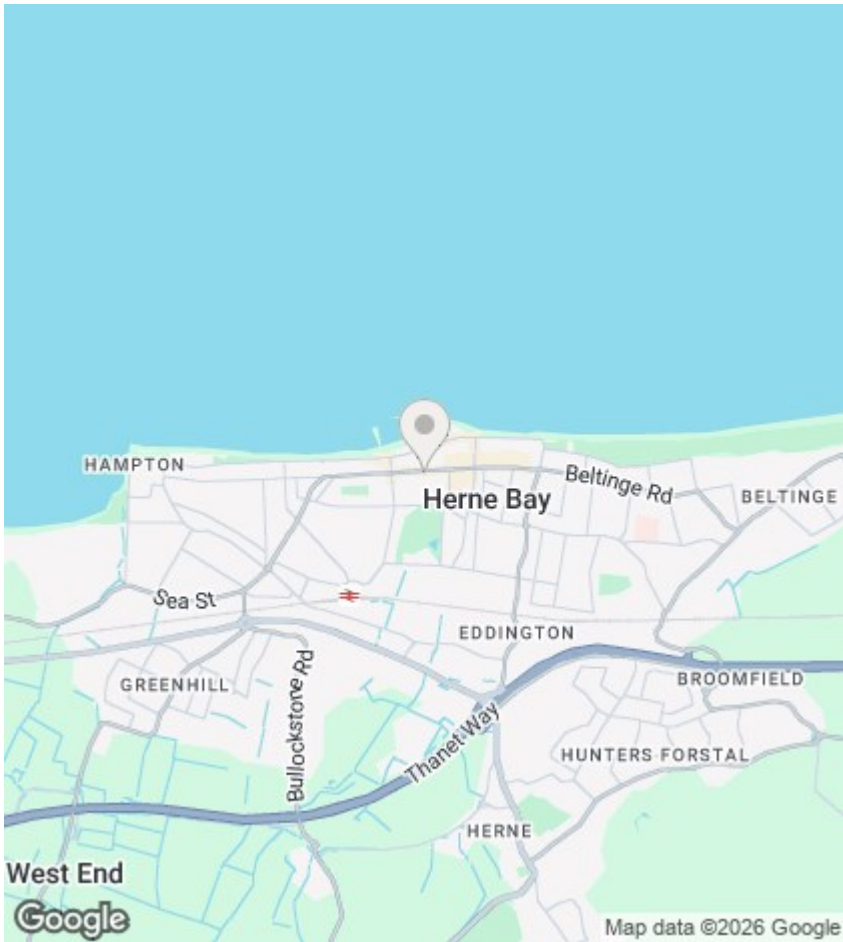
**Bathroom**

## **OUTSIDE**

**Allocated Parking Space**

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



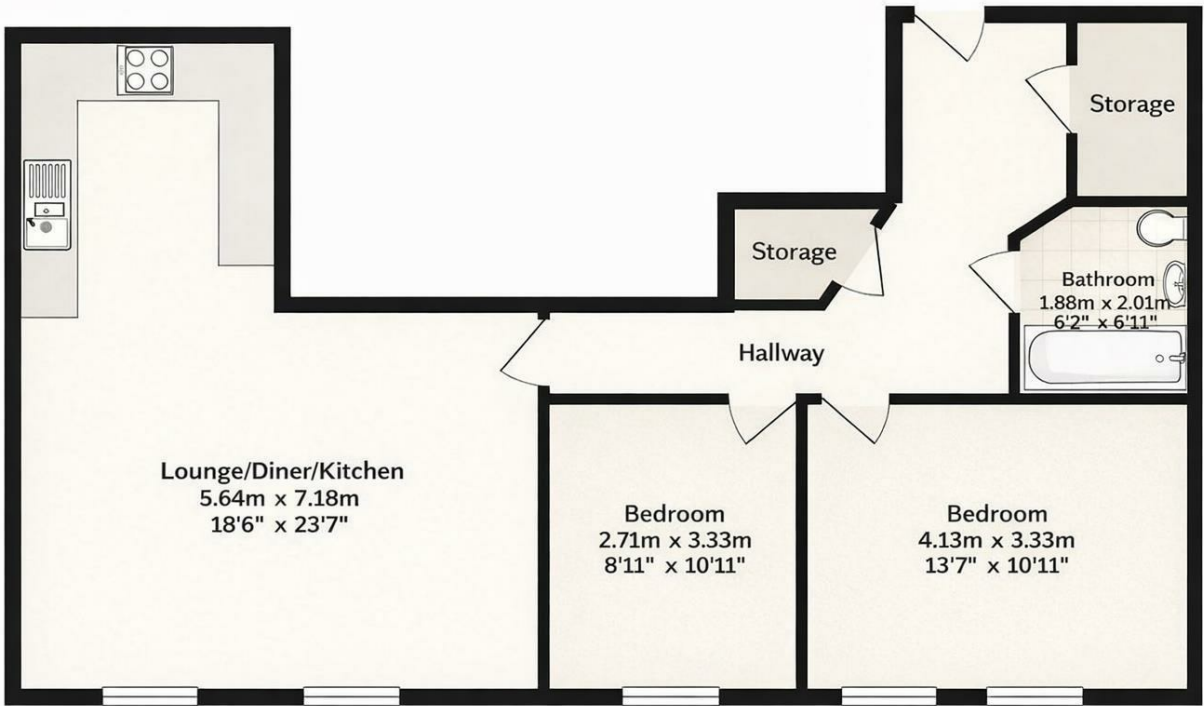
## Viewings

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



TOTAL FLOOR AREA: 78.4 sq.m (844 sq.ft) approx.

