WILBEE & SON

01227 374010

property@wilbeeandson.co.uk

Flat 6 Richmond Court Richmond Street, Herne Bay, CT6 5LL



One bedroom first floor leasehold warden controlled flat located n a convenient central position. No forward chain. Electric central heating. Double glazing. Lovely communal rear garden. Grand residents lounge. Non-allocated parking. Lift to all floors. Communal laundry room. Lease 125 years from 1/11/2005 current ground rent £197.50. Maintenance approx. £1,379.00. .....A SALE HAS NOW BEEN AGREED ON THIS PROPERTY SO ALL VIEWINGS HAVE BEEN SUSPENDED .....







£159,995 Leasehold

Entrance Hall
Warden call point. Door entry system. Walk-in storage cupboard housing 'Gledhill' boiler for hot water (approx. 1 year old). Consumer unit.

Shower/WC
Large shower cubicle. Vanity wash hand basin. Mirror. Low level suite. Heated towel rail. Electric wall heater. Extractor unit.

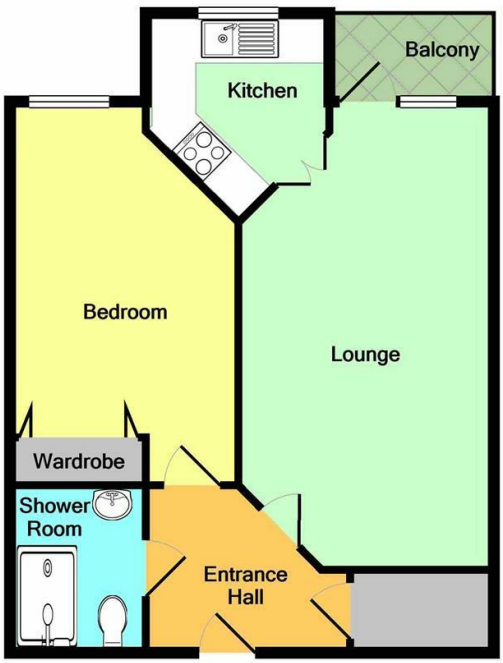
Bedroom
15'4 x (max depth) x 9' (wide) (4.67m x (max depth) x 2.74m (wide))
Storage heater. Double glazed window. Power points. Television point. Built in wardrobe with folding mirror doors.

Lounge
19'8 x 10'9 (5.99m x 3.28m)
Storage heater. Television point. Power point. Telephone point. Double doors to balcony with views of the park to the right side. Pair of glazed doors to

Kitchen (off Lounge)
Irregular shape comprises of stainless steel sink unit. 'AEG' electric hob. Integrated 'AEG' oven. Integrated fridge. Integrated freezer. Wall cupboards and base units. Double glazed window. Wall heater.

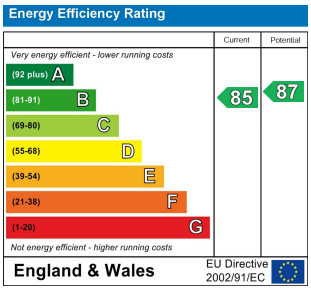
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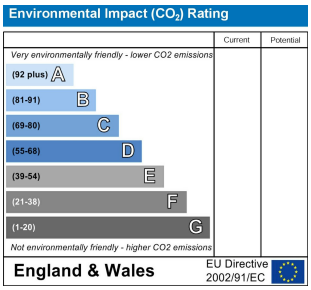
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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