

## **17 Richmond Court (Herne Bay)**

**Richmond Street, Herne Bay, Kent, CT6 5LL**



**PRICE: £129,995**

**Lease: 125 years from 2005**

### **Property Description:**

#### **A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT**

Richmond Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 47 properties arranged over 4 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Development Manager

Residents' lounge

24-hour emergency Appello call system

Communal Laundry and lift to all floors

Security entry system and on-site car park

Guest suite

Gardens

Minimum Age 60

Lease: 125 years from 2005



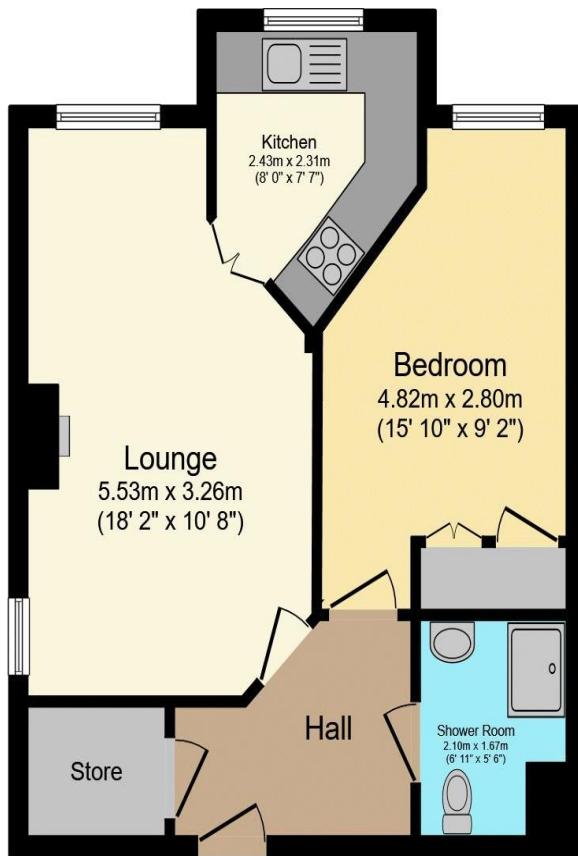
**For more details or to make an appointment to view, please contact  
Mandy Bolwell**



**01425 632218**



**Mandy.bolwell@retirementhomeseach.co.uk**



Total floor area 44.5 m<sup>2</sup> (479 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Score	Energy rating	Current	Potential	For Financial Year Ending:
92+	A			<u>28/2/26</u>
81-91	B	81 B	81 B	<u>Annual Ground Rent:</u> £395.00
69-80	C			<u>Ground Rent Period Review:</u> 2029
55-68	D			<u>Annual Service Charge:</u> £3565.74
39-54	E			<u>Council Tax Band:</u> B
21-38	F			<u>Event Fees:</u> 1% Transfer 1% Contingency
1-20	G			

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.