

KE



75 Braid Drive, Herne Bay, CT6 5DZ

Offers In Excess Of £205,000

- High Specification
- Modern Kitchen
- One Bedroom Flat
- Allocated Parking Space

75 Braid Drive, Herne Bay CT6 5DZ

Welcome to this modern one-bedroom apartment located on Braid Drive in the charming coastal town of Herne Bay. This property is in stunning condition and offers a perfect opportunity for first-time buyers or those looking to invest in a buy-to-let property.

As you enter the flat, you will be greeted by a well-designed reception room with modern fitted kitchen that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is spacious and thoughtfully laid out, ensuring comfort and privacy. The bathroom is modern and well-appointed, featuring high-quality fixtures that enhance the overall appeal of the home.

One of the standout features of this apartment is the purpose-built allocated parking, which is a rare find in such a desirable location. This convenience adds to the practicality of the property, making it an excellent choice for those who value ease of access.

The high specification of the flat is evident throughout, with contemporary finishes and a stylish design that caters to modern living. Whether you are a first-time buyer eager to step onto the property ladder or an investor seeking a lucrative rental opportunity, this apartment ticks all the boxes.



Council Tax Band: A



Hallway

Bedroom

11'8 x 10'8

Bathroom

6'7 x 7'10

Lounge/Diner

12'10 x 12'2

Kitchen

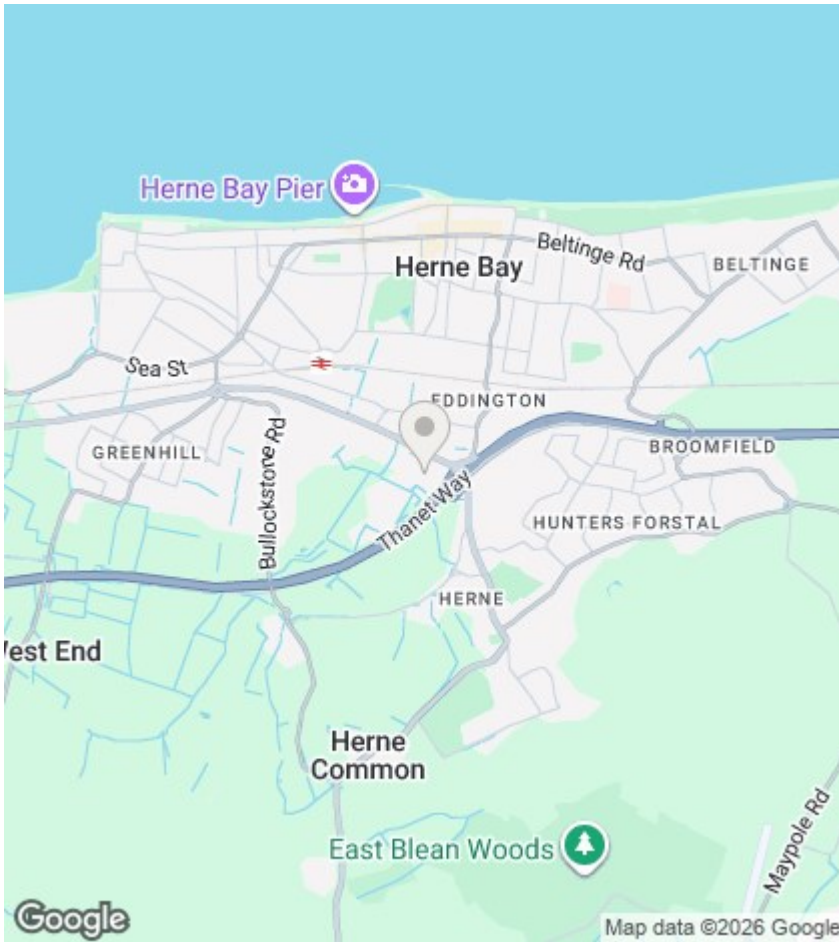
10'0 x 8'4

Balcony

4'9 x 16'0

Communal Gardens

Allocated Parking and Visitors parking



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		83	83
(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	

First Floor Flat (No flats above)



Total Area: Approx 50.0sq metres (538.0 Sq. feet)