

KE



37, Braid Drive, Herne Bay, CT6 5DZ

Offers In Excess Of £250,000

- 2 bedroomed ground floor apartment
- Open plan kitchen/lounge/dining area
- Allocated parking space
- Beautifully presented throughout
- 4 piece bathroom

Braid Drive, Herne Bay CT6 5DZ

Welcome to this beautifully presented two-bedroom ground floor apartment located on Braid Drive in the desirable area of Herne Bay. This property offers a perfect blend of comfort and modern living, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the apartment, you will be greeted by a spacious open plan living area that seamlessly combines the lounge and dining space. The fully fitted kitchen is equipped with all necessary appliances, providing both functionality and style for your culinary adventures. The apartment is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

The two well-proportioned bedrooms offer ample space for relaxation, while the bathroom provides convenience and privacy for you and your guests. This layout is particularly appealing for families or those who enjoy having extra space.

One of the standout features of this property is the allocated parking space, a valuable asset in this popular location. Situated within a sought-after Redrow development, you will find yourself in a vibrant community with easy access to local amenities, parks, and the beautiful coastline of Herne Bay.

In summary, this delightful apartment on Braid Drive presents an excellent opportunity for comfortable living in a prime location. With its modern features, good condition, and convenient parking, it is a property not to be missed. We invite you to come and experience the charm of this lovely home for yourself.



Council Tax Band:



Hallway

Front door, cupboard

Kitchen/lounge/diner

20'9' x 14'

Double glazed window to side and rear, sink and drainer with selection of matching wall and base units, integral dishwasher, microwave, oven, hob, fridge/freezer, washing machine, boiler

Bedroom one

18'8 x 10'6'

Double glazed window to front

Bedroom two

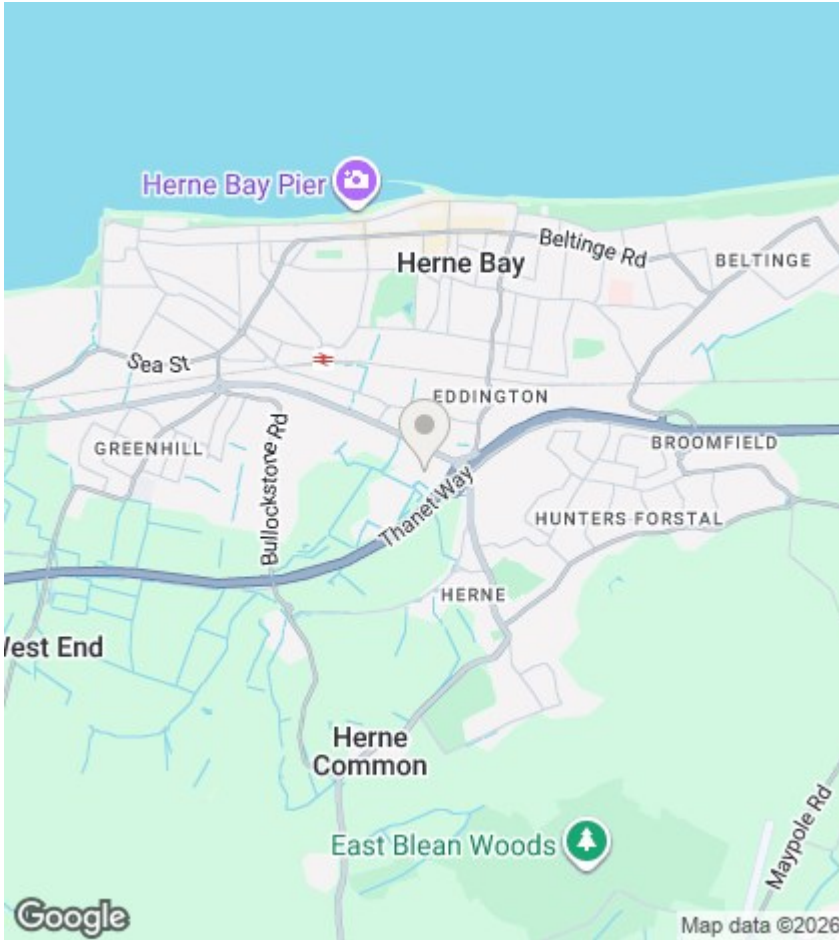
13'4' x 11'6'

Double glazed window to rear

Bathroom

Double glazed window to front, panelled bath, low flush wc, wash hand basin, separate shower cubicle

Allocated parking for one car



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	



TOTAL: 768 sq. ft
 1st floor: 768 sq. ft
 EXCLUDED AREAS: WALLS: 57 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.