

# Kimber Estates



91 Braid Drive, Heme Bay, Kent, CT6 5DZ

£280,000 Leasehold

Heme Bay is Kent's renaissance town. Two miles of beach fronts a Victorian seafront which is around a mile or so from this luxurious apartment. Eddington park is a collection of one, two and three bedroom apartments on an award-winning development. This particular property was actually the show apartment and was finished to an exacting standard with top quality appliances and impressive decor throughout. With stunning natural light, there is ample space with an inviting entrance hall, spacious and modern kitchen with open plan living space, gorgeous bathroom and two good size bedrooms, the primary enjoying a beautiful en-suite shower room. With allocated parking, this will be a CHAIN FREE SALE.

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### First Floor

#### Entrance Hall

Entrance door, cupboard housing hot water tank, electric heater, large storage cupboard, phone entry system.

#### Bedroom One

Double glazed window to front, electric heater, mirror fronted built in wardrobes, door to:-

#### En suite Shower Room

Shower, wash hand basin set in vanity unit, low level WC, heated towel rail, partially tiled walls, tiled flooring, extractor fan.

#### Bedroom Two

Double glazed window to front, electric heater.

#### Kitchen/Lounge/Diner

A stunning room enjoying an open plan arrangement. There is a beautiful kitchen fitted in a range of matching wall and base units with complementary work surfaces over and tiled splash backs. Electric oven, Bosch induction hob with extractor canopy over, integral Bosch microwave, inset sink with mixer tap, integral washing machine and dishwasher, breakfast bar, electric heater.

Double glazed windows to front and side, electric heater, television point.

#### Bathroom

Paneled bath with rainfall shower head plus handheld attachment over, wash hand basin set in vanity unit, low level WC, heated towel rail, half tiled walls, tiled flooring.

#### One allocated parking space.

#### NB

We are advised by the seller that the lease has 997 years remaining and the maintenance and ground rent charges are £1395.12 per annum.

#### Council Tax Band B

**NB At the time of advertising these are draft particulars awaiting approval of our sellers.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	