



Kimber Estates

GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.



38 Braid Drive, Herne Bay, Kent, CT6 5DZ

£210,000 Leasehold

Kimber Estates are delighted to offer this stunning one bedroom ground floor apartment located in Eddington Park. There is a high quality modern kitchen with integral appliances and stone quartz worktop opening into the lounge with plenty of light and space. Plus a spacious double bedroom with fitted wardrobes, a beautiful bathroom and secure video door entry system. With the added benefit of a parking space. Local shops and the train station are just a short stroll away, plus easy access to the town centre and A299 which joins the M2.



Ground Floor

Entrance Hall

Front entrance door, radiator, storage cupboard.

Open Plan Living

21' 11" x 12' 0" (6.68m x 3.66m)

Kitchen

Matching wall and base units with tiled splash backs, stainless steel sink and drainer unit, electric hob and oven with extractor canopy over, integral fridge freezer, double glazed window to rear, radiator.

Bedroom

12' 0" x 11' 7" (3.66m x 3.53m) Double glazed window to rear, radiator, fitted wardrobe.

Bathroom

9' 3" x 6' 8" (2.82m x 2.03m) Panelled bath with shower over, wash hand basin set in vanity unit, low level WC, partially tiled walls, tiled flooring.

Council Tax Band A

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	84	84
(69-80)	C		
(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	