



38 Braid Drive, Herne Bay, CT6 5DZ
Offers over £180,000



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Stylish One Bedroom Ground Floor Apartment – Eddington House, Braid Drive, Herne Bay.

Located on the highly sought-after Redrow development, this beautifully presented one-bedroom ground-floor apartment offers modern living in a peaceful and convenient setting.

Step inside to a bright and spacious open-plan lounge and kitchen, where a large window floods the living area with natural light, creating a warm and welcoming atmosphere. The contemporary kitchen features stylish units and quality fittings — perfect for both relaxing and entertaining.

The bedroom is well-proportioned and benefits from a built-in wardrobe, providing ample storage for clothes and accessories. A modern bathroom completes the accommodation, finished to a high standard.

Additional features include gas central heating, allocated parking, and an excellent Energy Efficiency Rating of B.

This property is ready to move straight into and would make an ideal first home, investment, or downsizing opportunity.

Description

Tenure: Leasehold - Lease remaining: 995 years
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Lease remaining: 995 years
Full lease term: 999 years from and including 1 January 2021

Service Charge Demand £1487.88
Yearly Estate Charge: 1st January 2025 to 31st December 2025

EPC Rating B

Council Tax Band A

Lounge Area
12'01 x 11'55

Kitchen Area
10'11 x 10'47

Bedroom
12'1 x 11'6 excluding wardrobe area

Bathroom
9'16 x 6'6

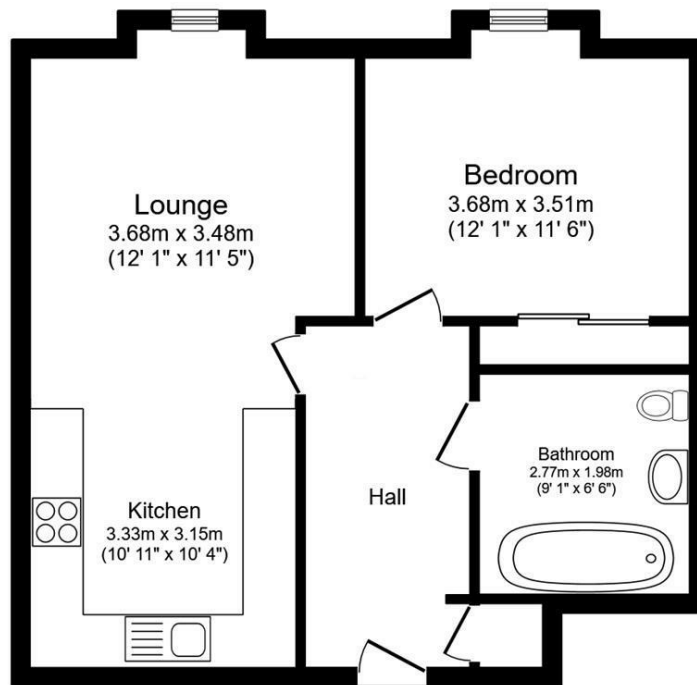
Floorplan Clause

Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliffs of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.

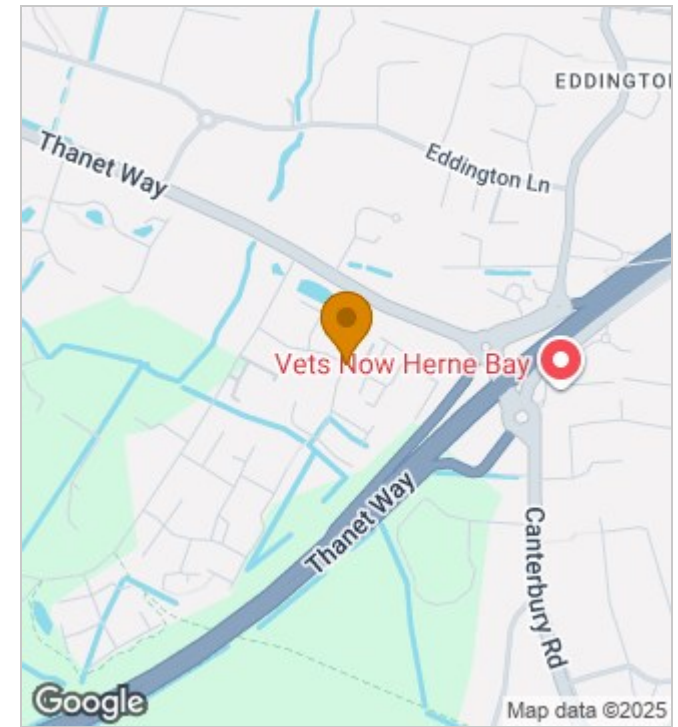




Floor Plan
Floor area 51.0 sq.m. (549 sq.ft.)

Total floor area: 51.0 sq.m. (549 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](https://www.propertybox.io)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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