

KE



Flat 2 15a Brunswick Square, Herne Bay, Kent, CT6 5QE

Offers In Excess Of £170,000

- Beautifully Presented One Bedroom Top Floor Flat
- Convenient Location For Town and Seafront

Flat 2 15a Brunswick Square, Herne Bay CT6 5QE

Nestled in the charming Brunswick Square of Herne Bay, this delightful top floor flat offers a perfect blend of comfort and convenience. With one well-proportioned bedroom, this property is ideal for individuals or couples seeking a tranquil retreat by the sea.

The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout. The bathroom is well-appointed, ensuring all your daily needs are met with ease.

Brunswick Square is a picturesque area, known for its friendly community and proximity to the stunning coastline. Residents can enjoy leisurely strolls along the beach, as well as the vibrant local shops and cafes that Herne Bay has to offer.

This property presents an excellent opportunity for those looking to embrace coastal living in a charming and accessible location. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its appealing features and prime location. Do not miss the chance to make this lovely flat your new home.



Council Tax Band: A



GROUND FLOOR

Communal Entrance

FIRST FLOOR

Entrance Hall

Lounge

14'3 x 13'8

Kitchen/Breakfast Room

12'5 x 10'6

Bedroom

13'5 x 11'9

Bathroom

9'4 x 9'2

COUNCIL TAX BAND A

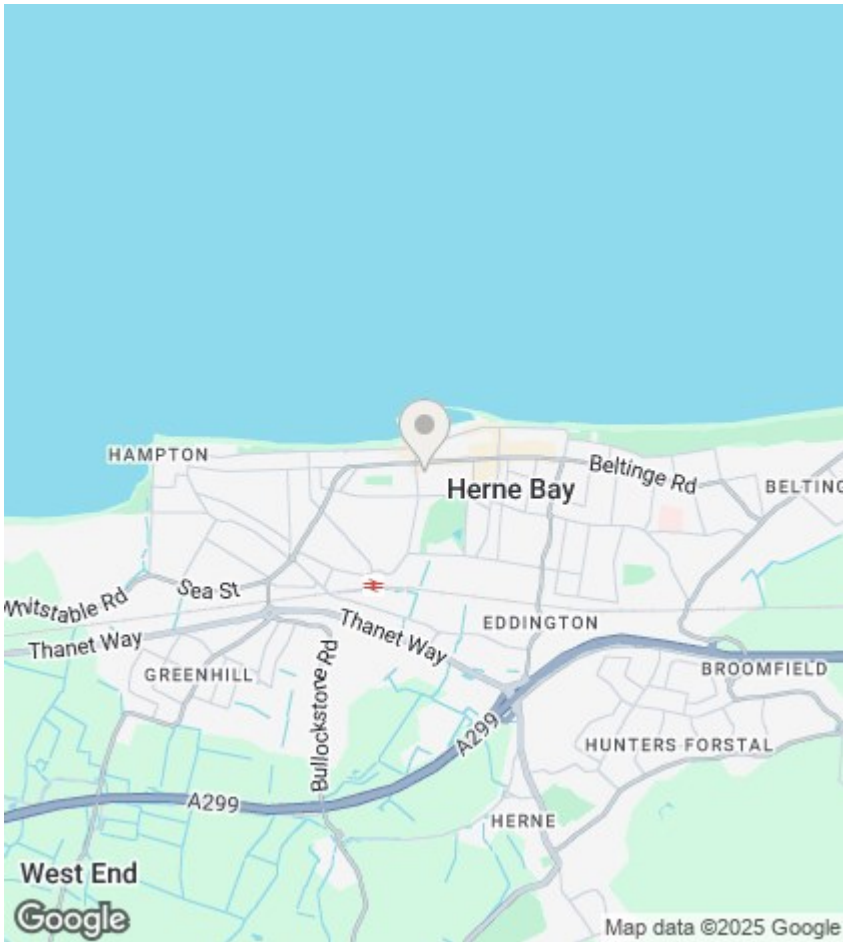
NB: At the time of advertising these draft particulars are awaiting approval from our sellers.

£60 Per Month for Maintenance Charges

£8.65 Per Month for Communal Hall Lighting

Leasehold Information

We have been advised by the sellers that there are 985 years left on the lease.



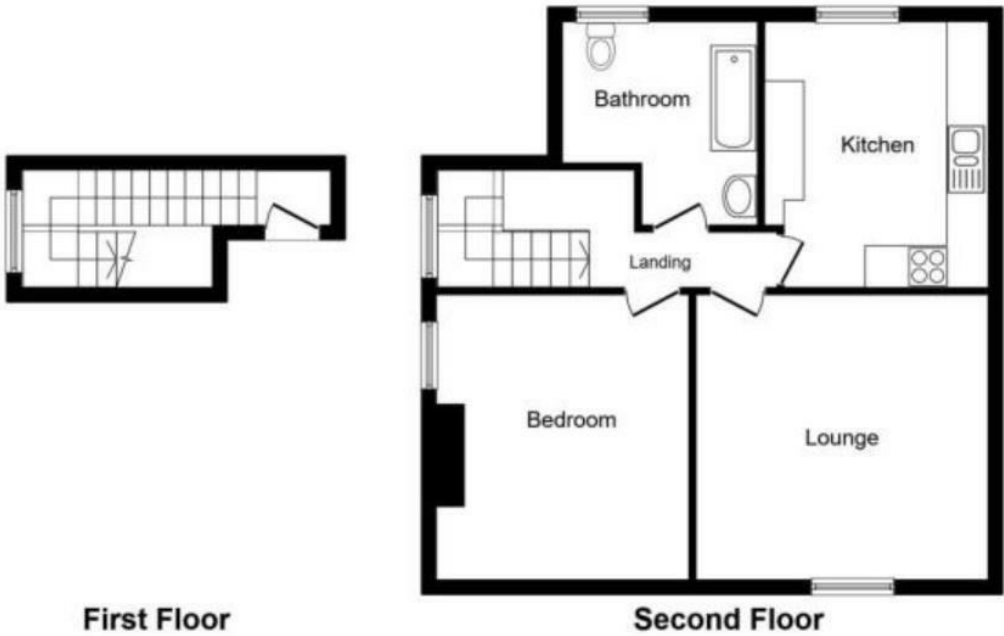
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total floor area 66.0 sq. m. (710 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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