Herbrand Walk, Cooden TN39 4BW

Price Guide £440,000

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This stunning two-bedroom first-floor apartment is situated within a unique beachfront development in the highly sought-after location of Cooden Beach. Just a short walk from the renowned The Relais Cooden Beach Hotel and the local train station, this property offers the perfect blend of convenience and coastal living.

The apartment boasts a spacious open-plan lounge that seamlessly integrates with a dining area and a fully fitted kitchen, which is equipped with high-end integrated appliances.

The lounge area is highlighted by beautiful curved doors and full-length windows, allowing an abundance of natural light to flood the space. From both the lounge and the master bedroom, there is direct access to a private balcony with breathtaking views over the seafront.

The property also features a stylish family bathroom, complete with modern fittings, as well as an en-suite bathroom attached to the master bedroom. Additional benefits include, modern electric heating throughout, lift to all floors and allocated parking.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Living Room/Kitchen
35'1 x 15'9 (10.69m x 4.80m)

Balcony
18'5 x 5'6 (5.61m x 1.68m)

Bedroom
14'1 x 11'10 (4.29m x 3.61m)

Bedroom
10'6 x 9'6 (3.20m x 2.90m)

Bathroom
7'10 x 5'3 (2.39m x 1.60m)

Council Tax Band E - £3,301.16 Per Annum

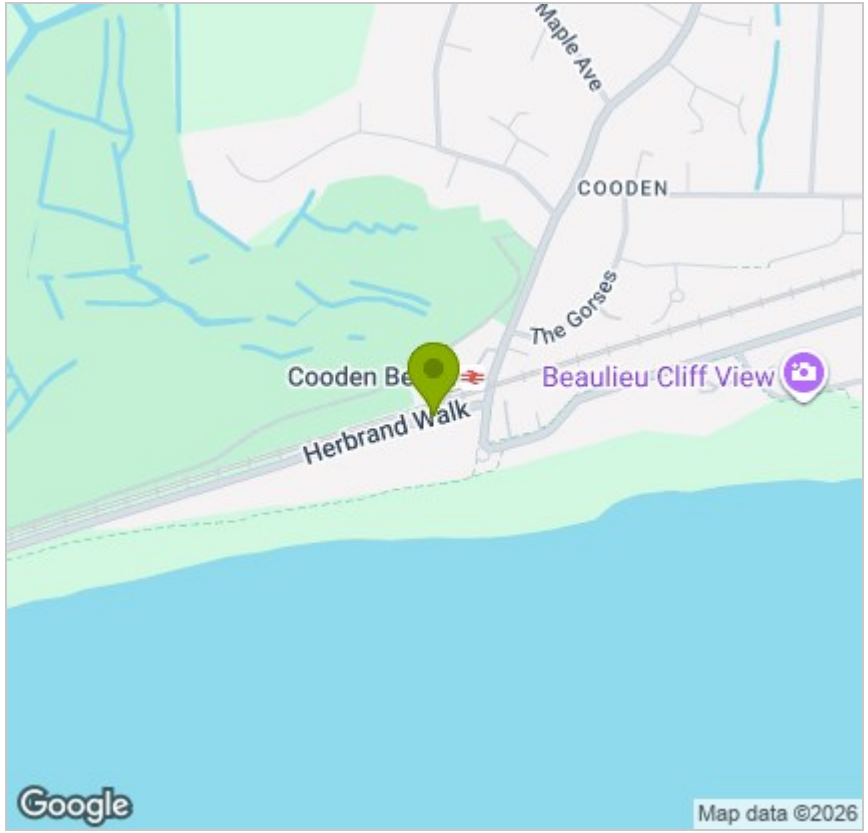
Lease Information
Lease: This property is offered as leasehold and has a 125 year lease, which was granted on 25th March 2008

We have been advised that there is no annual ground rent.

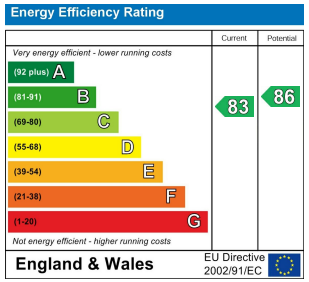
Service charges is approximately £1,500 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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