



OAKFIELD



Herbrand Walk, Cooden TN39 4BW

Asking Price £550,000



## Herbrand Walk, Cooden TN39 4BW

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.

With its exceptional location, high-quality finishes, and stunning sea views, this apartment is a fantastic opportunity for those looking to enjoy the very best of Cooden Beach living.





### 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

The seller advises that the property is offered as leasehold and has approximately 108 years remaining on the lease and the maintenance 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 solicitor or surveyor.



## Floor Plan



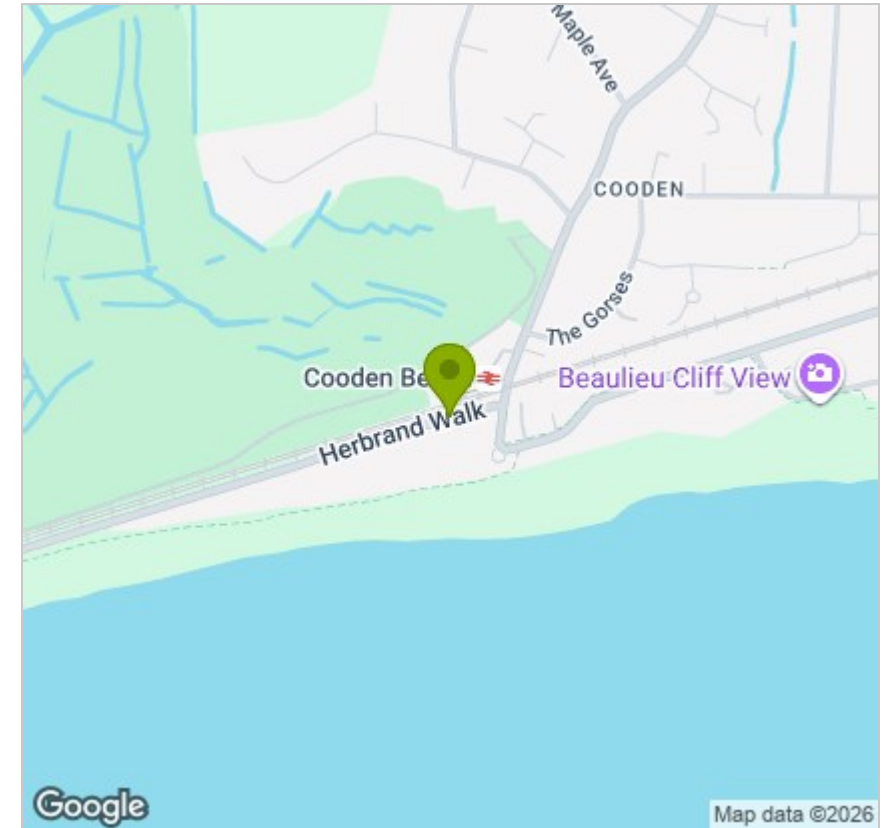
## Viewing

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

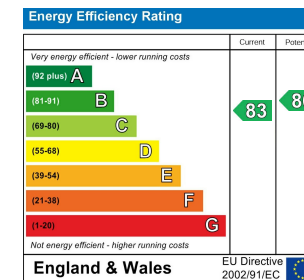
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## Area Map



## Energy Efficiency Graph



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