



Herbrand Walk, Cooden TN39 4BW

Asking Price £525,000



## 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

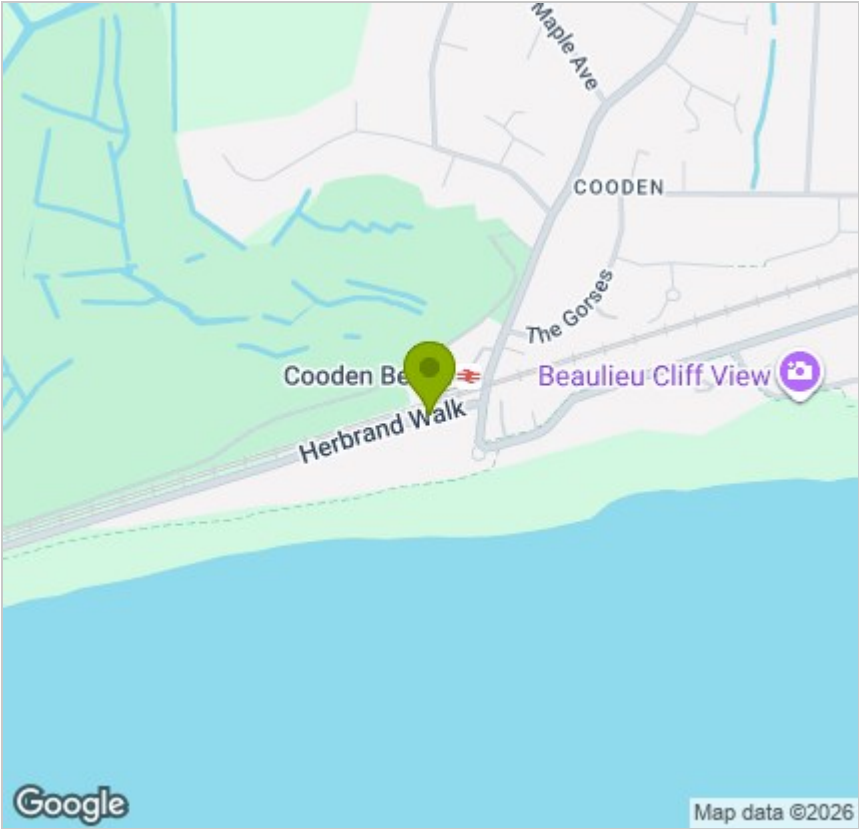


Viewing

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

