

HARVEY RICHARDS & WEST

ESTATE AGENTS



Gorrell Court, Whitstable, CT5

Wonderful two bedroom ground floor apartment offered for sale chain free, benefiting from off street parking and a front garden and rear court garden.

£240,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Correll Court, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale this fantastic two-bedroom ground floor apartment located in Gorrell Court. This well positioned property is less than 0.3 from the main line train station and only a short walk to the high street and beach front. Set on a great size plot with off street parking for two cars and a garden to the front and a rear courtyard garden to the back this is defiantly one not to be missed.

Once through the front door you enter in to a spacious 'L' shaped hallways with plenty of room for shoes and coats. To the front of the property there is a large double bedroom and a spacious sitting room. Off the hallways there is a bathroom with a three-piece bathroom suite and a handy separate W/C. To the rear of the property there is a second good size double bedroom and the kitchen. The kitchen is fitted with both base and wall units and plenty of room for a table and chairs.

A door from the kitchen leads out to the courtyard garden which is a lovely private space to enjoy. There is also a timber shed perfect for storing garden and beach equipment. To the front of the property there is a large hard standing area which could easily accommodate two cars or even a motor home. There is also an enclosed front garden which is mostly laid to lawn.

Tenure: Share of freehold with a 999 year lease from 1960

Council Tax: Band B

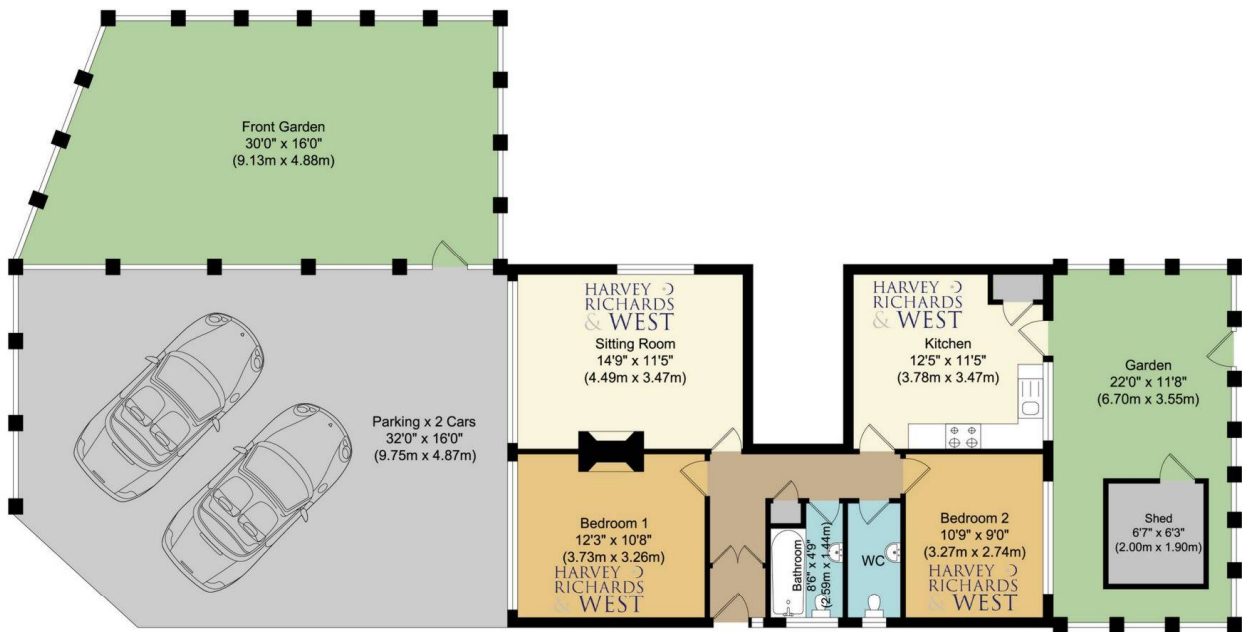
For more information or to arrange a viewing please contact Harvey Richards & West

Note : The current vendor upgraded the properties electrics, central heating and boiler in 2020.









Approximate Floor Area
 686.30 sq. ft.
 (63.76 sq. m)

TOTAL APPROX FLOOR AREA 686.30 SQ. FT. (AREA 63.76 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.rhwed.co.uk



Energy performance certificate (EPC)			
1 Gorrell Court Millstrood Road WHITSTABLE CT5 1SJ	Energy rating D	Valid until:	3 June 2034
		Certificate number:	8434-9626-1300-0574-8202
Property type	Ground-floor flat		
Total floor area	63 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60