

CHRISTOPHER HODGSON



Tankerton, Whitstable
£200,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

5 The Cloisters Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

A ground floor apartment forming part of a desirable development in heart of central Tankerton. The property is conveniently situated for access to shops, schools, bus routes, the seafront and Whitstable town centre and mainline station (0.4 of a mile distant).

The accommodation is arranged to provide an entrance hall, generous living room with sliding doors opening onto the communal gardens, a separate kitchen, one double bedroom and a shower room.

The property benefits from one allocated parking space, located to the front of the building and accessed from Queens Road. The property also benefits from the use of well-maintained communal gardens.



Location

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.3 miles distant) provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Hall 12'2" x 3'11" (3.71m x 1.21m)
- Living Room 14'5" x 13'10" (4.41m x 4.22m)

- Kitchen 9'10" x 8'1" (3.00m x 2.47m)
- Bedroom 11'5" x 8'2" (3.48m x 2.51m)
- Bathroom 7'1" x 4'10" (2.15m x 1.48m)
- Cupboard 4'8" x 2'11" (1.42m x 0.89m)

Parking

One allocated parking space located to the front of the building and accessed via Queens Road.

Lease

The property is being sold with the remainder of a 125 year lease granted on 29th September 1998 (subject to confirmation from vendor's solicitor).

Service/Maintenance Charge

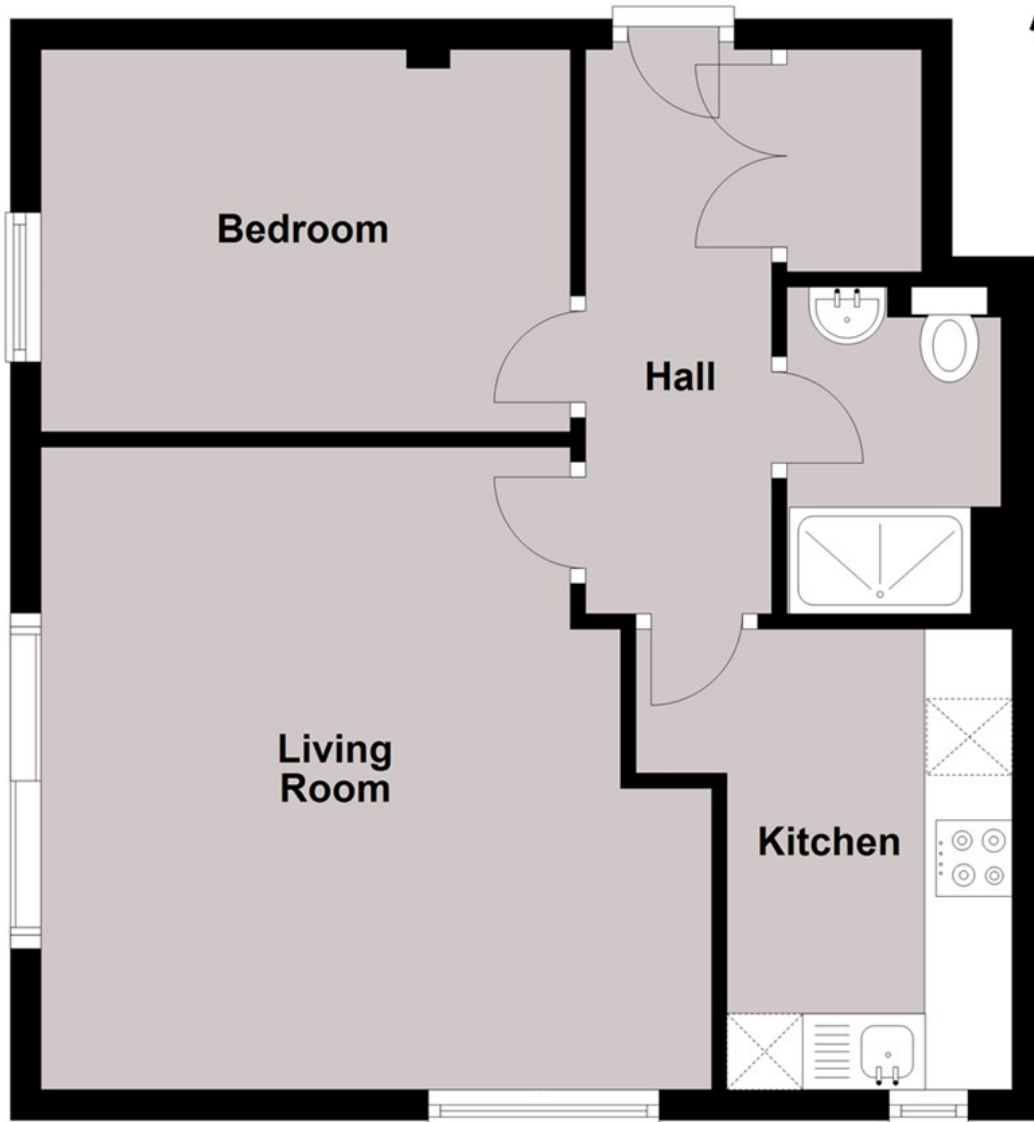
The annual service charge for 2023/2024 is £650 (subject to confirmation from the vendors solicitors).

Ground Rent

£150 per annum (subject to confirmation from the vendors solicitors).



Ground Floor



Total area: approx. 42.7 sq. metres (459.1 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2023/2024 is £1,398.40.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating	
Energy Efficiency Rating	Estimated Energy Cost
Band A	£75
Band B	£85
Band C	£95
Band D	£105
Band E	£115
Band F	£125
Band G	£135

England & Wales
EPC 2023/2024

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

