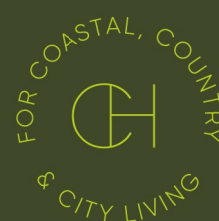


CHRISTOPHER HODGSON



Swalecliffe, Whitstable

£185,000 Leasehold



Swalecliffe, Whitstable

25 Emmerson Gardens, Swalecliffe, Whitstable, Kent, CT5 2NA

A spacious and smartly presented ground floor flat enjoying a convenient position less than 350 metres from Chestfield & Swalecliffe station and moments from shops and amenities, supermarkets, Chestfield medical centre and a short stroll to the beach.

The comfortably proportioned accommodation is arranged to provide an entrance hall, a bright and spacious sitting/dining room, a smartly fitted kitchen, a double bedroom and a stylish bathroom.

The property benefits from a low maintenance rear garden extending to 29ft (8m), incorporating an area of raised decking and a large storage shed.



Location

Emmerson Gardens is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and 350 metres from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria, approximately 80 mins and high speed links to London St Pancras, approximately 73 mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

GROUND FLOOR

- Entrance Hall 11'2" x 3'6" (3.40m x 1.07m) at maximum points.
- Sitting/Dining Room 15'9" x 12'7" (4.80m x 3.83m) at maximum points.

- Bedroom 11'11" x 11'2" (3.63m x 3.40m) at maximum points.
- Kitchen 11'2" x 8'4" (3.40m x 2.54m) at maximum points.

OUTSIDE

- Garden 29' x 15' (8.84m x 4.57m) at maximum points.

Service Charge

We have been advised that the Service Charge for the year 2023/2024 will be £416.31 (subject to confirmation from vendor's solicitor).

Lease

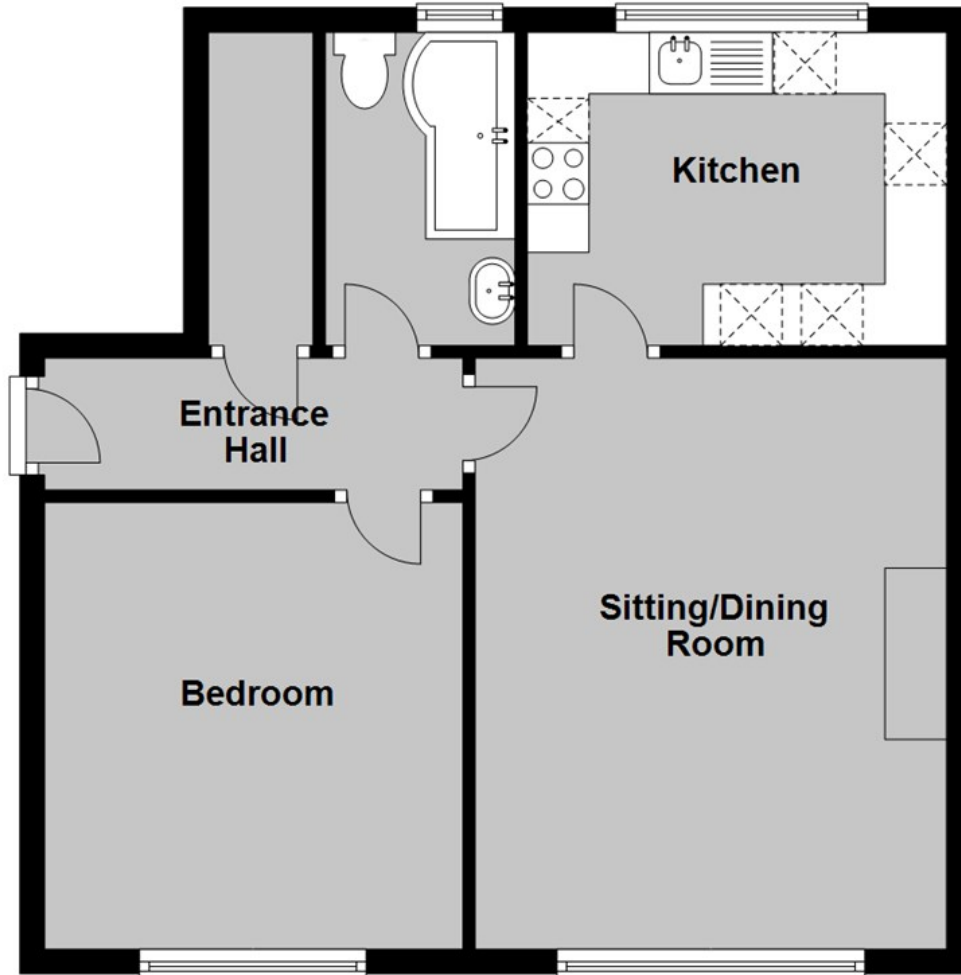
The property benefits from the remainder of a 125 year lease granted on 21st August 2006 (subject to confirmation from the vendor's solicitor).





Ground Floor

Approx. 51.0 sq. metres (548.7 sq. feet)



Total area: approx. 51.0 sq. metres (548.7 sq. feet)

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

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Energy Efficiency Rating	
Current	Potential
Band A	Band A
Band B	Band B
Band C	Band C
Band D	Band D
Band E	Band E
Band F	Band F
Band G	Band G

England & Wales
EPC 2023/24
2023/24

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