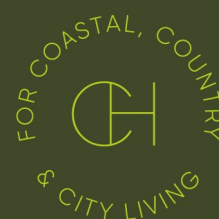


CHRISTOPHER HODGSON



Whitstable

£250,000 Leasehold



Whitstable

1 Oystergate Apartments Wraik Hill, Whitstable, Kent, CT5 3FT

A ground floor two bedroom apartment with the benefit of allocated parking. Oystergate Apartments are located in an elevated position with far reaching views over the town, across the Bay and towards the Isle of Sheppey, where Whitstable's famous sunsets reach a stunning conclusion. The development benefits from close proximity to nearby amenities, including supermarkets and Estuary View medical centre, and is within easy access of Whitstable's bustling town centre and mainline station (1.6 miles distant).

Apartment 1 provides accommodation totalling 884 sq ft (82. sq m) and comprises an entrance hall, exceptionally

spacious open-plan living area which incorporates a sleek modern kitchen, a stylish bathroom and two double bedrooms (with en-suite shower room to the principal bedroom).

The building includes a cinema room and second floor gym, available to all residents, and a lift services all floors. The apartment also benefits from one allocated parking space, located to the rear of the building. Remainder of 10 year LABC warranty which commenced in 2019. No onward chain.



LOCATION

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are still celebrated to this day, most notably during the annual Whitstable Oyster Festival.

Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High

Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

ACCOMMODATION

The accommodation and approximate measurements are:

- Entrance Hall
- Living Room/Kitchen 20'6" x 18'4" (6.25m x 5.6m)
- Bedroom 1 13'1" x 12'11" (3.99m x 3.95m)
- En-Suite Shower Room
- Bedroom 2 12'11" x 9'6" (3.95m x 2.9m)
- Bathroom

• Parking

One allocated parking space numbered 1.

Warranty

Remainder of a 10 year insurance backed warranty provided by LABC which commenced in 2019 (subject to confirmation from the vendor's solicitor).



Lease

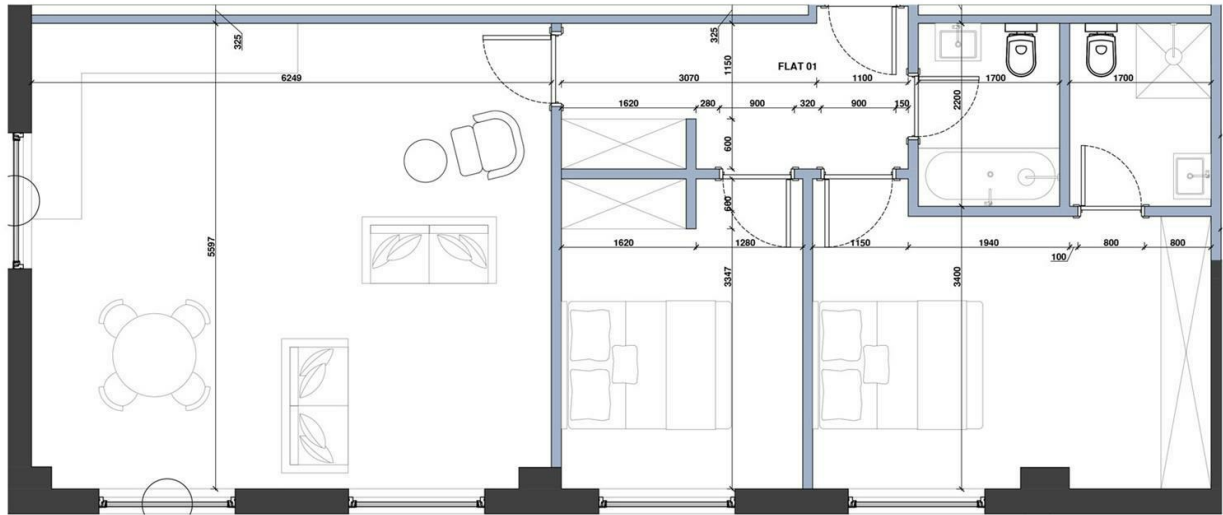
The property is being sold with the remainder of a 970 year lease from and including 1 January 1999 (subject to confirmation from vendor's solicitor).

Service Charge

We have been advised that the Service Charge for 2023/2024 will be in the region of £2,298.76 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent

£245.00 per annum (subject to confirmation from vendor's solicitor).



- 884 Sq Ft • 2 Bedrooms • 2 Bathrooms • AEG integrated appliances throughout •
- Master bathroom and ensuite fully tiled floor to ceiling • Designated parking space •

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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 | | Current | Target |
|--|----|---------|--------|
| Most energy efficient (green rating scale) | A+ | | |
| | A | | |
| | B | | |
| | C | 62 | 62 |
| | D | | |
| | E | | |
| | F | | |
| | G | | |
| Least energy efficient (red rating scale) | | | |
| England & Wales | | | |
| EPC Decree 2018/1512 | | | |

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

