

CHRISTOPHER HODGSON



**Whitstable**

**£215,000** Leasehold

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Whitstable

## *Apartment 5, Keelson Yard, 7 Teynham Road, Whitstable, Kent, CT5 2EF*

A bright and spacious contemporary apartment forming part of this desirable development, in a highly convenient and central location a short stroll from the bustling High Street and the beach, and 320 metres from Whitstable railway station.

Situated on the second floor, the apartment is arranged to provide an entrance hall, a large open-plan kitchen/living

space with vaulted ceiling, a double bedroom and a bathroom.

The property has been finished to a high standard throughout to include underfloor heating, and benefits from an allocated parking space in a secure gated car park as well as a communal cycle store. No onward chain.



### LOCATION

Teynham Road is conveniently positioned for access to both Tankerton Road and Whitstable town centre. Whitstable mainline railway station is 0.3 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

### ACCOMMODATION

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

- Entrance Hall 12'9" x 3'10" (3.89m x 1.17m)
- Kitchen/Dining/Living Room 19'5" x 14'11" (5.92m x 4.55m)
- Bedroom 14'9" x 11'1" (4.52m x 3.38m)
- Bathroom 10'9" x 6'7" (3.30m x 2.01m)

### Parking

One allocated parking space in a secure gated parking area to the rear of the building.

### Lease

The property is being sold with the remainder of a 250 year lease from and including 1 August 2020 (subject to confirmation from vendor's solicitor).


### Service/Maintenance Charge

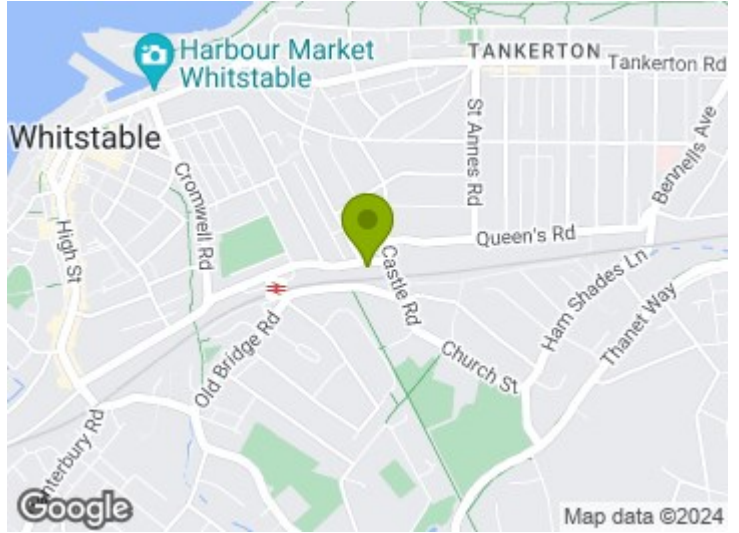
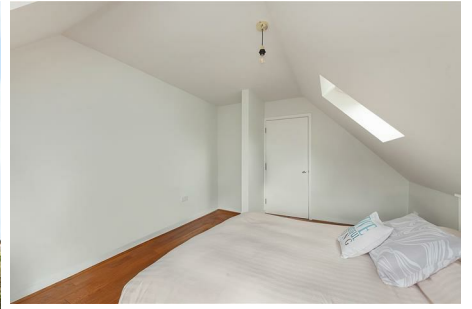
We have been advised that the Service Charge for 2023/2024 will be in the region of £1,123 per annum (subject to confirmation from the vendor's solicitor).

### Ground Rent

£250 per annum (subject to confirmation from vendor's solicitor).

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# APARTMENT 5 FLOOR PLAN

Total Floor Area 54.73 m<sup>2</sup> (588.9 sq ft)



## SECOND FLOOR

**Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47**

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| Energy Efficiency Rating |        |
|--------------------------|--------|
| Current                  | Best   |
| 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 |

Energy Efficiency Rating: 63 / 63

England & Wales

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