

CHRISTOPHER HODGSON



Whitstable

£265,000 Leasehold



Whitstable

Apartment 4, Westbay Court, 23 High Street, Whitstable, Kent, CT5 1AP

A wonderful apartment enjoying views across the rooftops of Whitstable from the second floor of this landmark building, accessed by a lift. The apartment was created in 2014 from the conversion of the iconic Courts department store offering a rare opportunity to experience an exclusive lifestyle in an enviable position within central Whitstable, moments from boutique shops, popular restaurants, the beach, harbour and station (0.6 miles distant).

The bright and spacious accommodation has been finished to a high specification, with original polished

parquet flooring throughout, and comprises an entrance hall, living room with Juliette balcony open-plan to a contemporary kitchen with granite work surfaces and integrated appliances, two double bedrooms, an en-suite bathroom, and a shower room.

The property also benefits from a garage which is a short walk (approx. 175 metres) from WestBay Court and accessed via Victoria Street. No onward chain.



LOCATION

Whitstable High Street is a highly sought after location and offers a good range of shops, amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Whitstable station (0.6 of a mile distant) provides fast and frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

- Entrance Hall
- Kitchen/Dining Area 13'3" x 11'8" (4.06m x 3.58m) at maximum points.
- Living Area 12'7" x 10'9" (3.86m x 3.28m) at maximum points.
- Bedroom 1 10'9" x 8'9" (3.30m x 2.69m) at maximum points.
- En-Suite Bathroom

- Bedroom 2 10'2" x 9'10" (3.10m x 3.02m) at maximum points.

- Shower Room

- Garage

Located in a block, accessed via Victoria Street (marked in blue on the plan)

Lease

The property benefits from the remainder of a 125 year lease granted on 20th February 2015 (subject to confirmation from the vendor's solicitor).

Service Charge

We have been advised that the Service Charge for 2023/2024 will be in the region of £2,944 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent

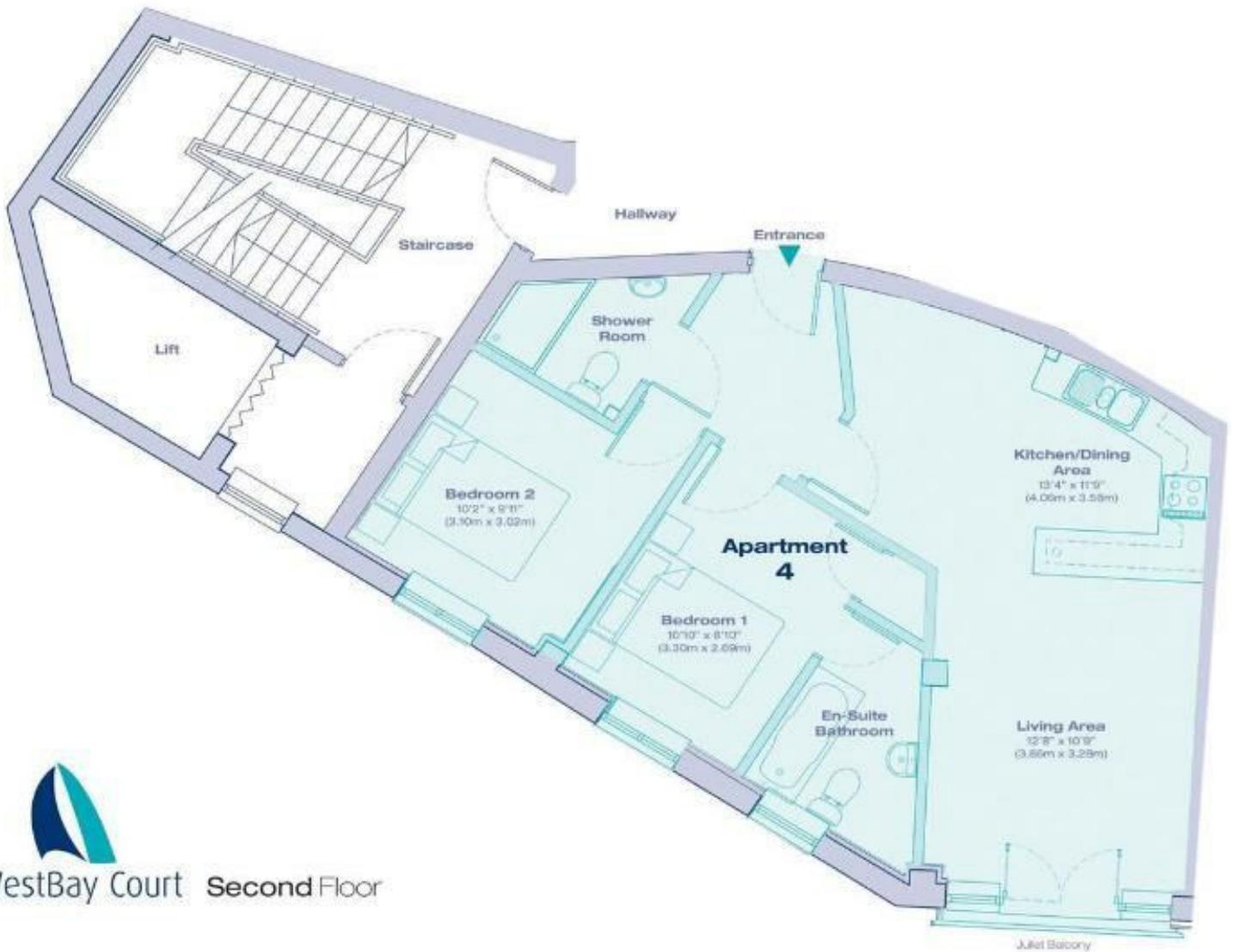
£100 per annum (subject to confirmation from vendor's solicitor).

VIDEO TOUR

Please view the video tour for this property, and contact us to discuss arranging a viewing.








WestBay Court 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	Target
Energy Efficiency	A	B1	B1
Environmental Impact	B	C	C
Water Efficiency	C	D	D
Water Conservation	D	E	E
Water Conservation	E	F	F
Water Conservation	F	G	G
England & Wales			

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