



CHRISTOPHER HODGSON

Tankerton, Whitstable

1 Gloucester Road, Tankerton, Whitstable, Kent, CT5 2DS

Leasehold – Share of Freehold

An attractive new development of seven apartments ideally situated in a prime location within central Tankerton, moments from the seafront, shops and amenities, and easily accessible to Whitstable station.

This striking building occupies an elevated position on a peaceful residential road, from where it commands far reaching views across Whitstable and towards the sea in the distance.

The development comprises three two-bedroom apartments and four one-bedroom apartments, each providing bright, open-plan living accommodation finished in smart contemporary style throughout.

Some of the apartments benefit from private courtyard gardens and in addition, there is a communal garden and cycle store.

Available to view by appointment with Christopher Hodgson Estate Agents. Please contact us to register your interest and visit our website for more information on each apartment.

LOCATION Gloucester Road is a much sought after road on the border of Tankerton and Whitstable, conveniently positioned for access to local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.4 miles), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73minutes) and the A299 is also easily accessible linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its celebrated Regency style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.	SPECIFICATION Kitchen • Soft-close units in matte grey • Integrated appliances to include; • Double oven • Convection Hob • Slimline extractor hood • Fridge and freezer • Washing machine • Dishwasher Bathrooms • Bath with fitted shower over (Apartment 1-4, 6-7) • Enclosed shower cubicle with fitted shower (Apartment 5) • Wall-hung wash basin with storage cupboard beneath in matte grey • WC • Mirror • Heated Towel Rail • Large porcelain tiles throughout in light matte grey General: • Central Heating via gas-fired combination boiler and radiators	• UPVC windows (white internally and grey externally) • Telephone Entry System (Apartments 1, 2, 3 & 4) • Private Ground Floor Entrance Doors (Apartments 5, 6 & 7) • Skirting boards, architrave and doors painted in white satin • Solid core contemporary internal doors in white • Engineered Oak flooring to living areas • Carpeting to bedrooms • LED lighting to living areas • Pendant lighting to bedrooms • External cycle store LEASE Each apartment is being sold with a new 999 year lease and a share of the Freehold (subject to confirmation from vendor's solicitor) GROUND RENT Nil (subject to confirmation from vendor's solicitor) SERVICE/MAINTENANCE CHARGE £500 per annum (subject to confirmation from vendor's solicitor) WARRANTY 10 Year New Build Warranty provided by ICW
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G1LOUCESTER
ROAD WHITSTABLE
KENT









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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Ground Floor
Approx. 260.6 sq. metres (2805.4 sq. feet)



First Floor
Approx. 120.2 sq. metres (1294.2 sq. feet)



Total area: approx. 380.9 sq. metres (4099.7 sq. feet)



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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe