

CHRISTOPHER HODGSON



Tankerton, Whitstable
£489,950 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 11, 2 Graystone Road, Tankerton, Whitstable, Kent, CT5 2NB

A spacious ground floor apartment forming part of this prestigious landmark building built in 2004 by highly respected developers, Rogate. Situated in a prominent position on Tankerton's much sought after Marine Parade, the apartment is only 50 metres from Tankerton Slopes and 100 metres from shops, cafes and restaurants on Tankerton Road. Whitstable station is within walking distance (1 mile).

This beautifully presented apartment has been finished to a high standard throughout and is presented in smart contemporary style. The accommodation is arranged to

provide an open-plan living room and kitchen area, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. Sliding doors from the living area open onto a courtyard garden with patio area.

The apartment also benefits from an allocated parking space accessed via Graystone Road.



LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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:

GROUND FLOOR

- Living Room 18'6" x 16'3" (5.64m x 4.97m)
- Kitchen 29'6" x 16'4" (8.99m x 4.98m)
- Bedroom 1 12'9" x 11'9" (3.89m x 3.58m)

- En-suite 8'0" x 4'5" (2.44m x 1.35m)
- Bathroom 8'3" x 8'1" (2.51m x 2.46m)
- Bedroom 2 11'9" x 10'10" (3.57m x 3.29m)

• Parking

The apartment benefits from an allocated parking space accessed via Graystone Road.

Lease

The property is being sold with the remainder of a 199 years from and including 1 January 2003 (subject to confirmation from vendor's solicitor).

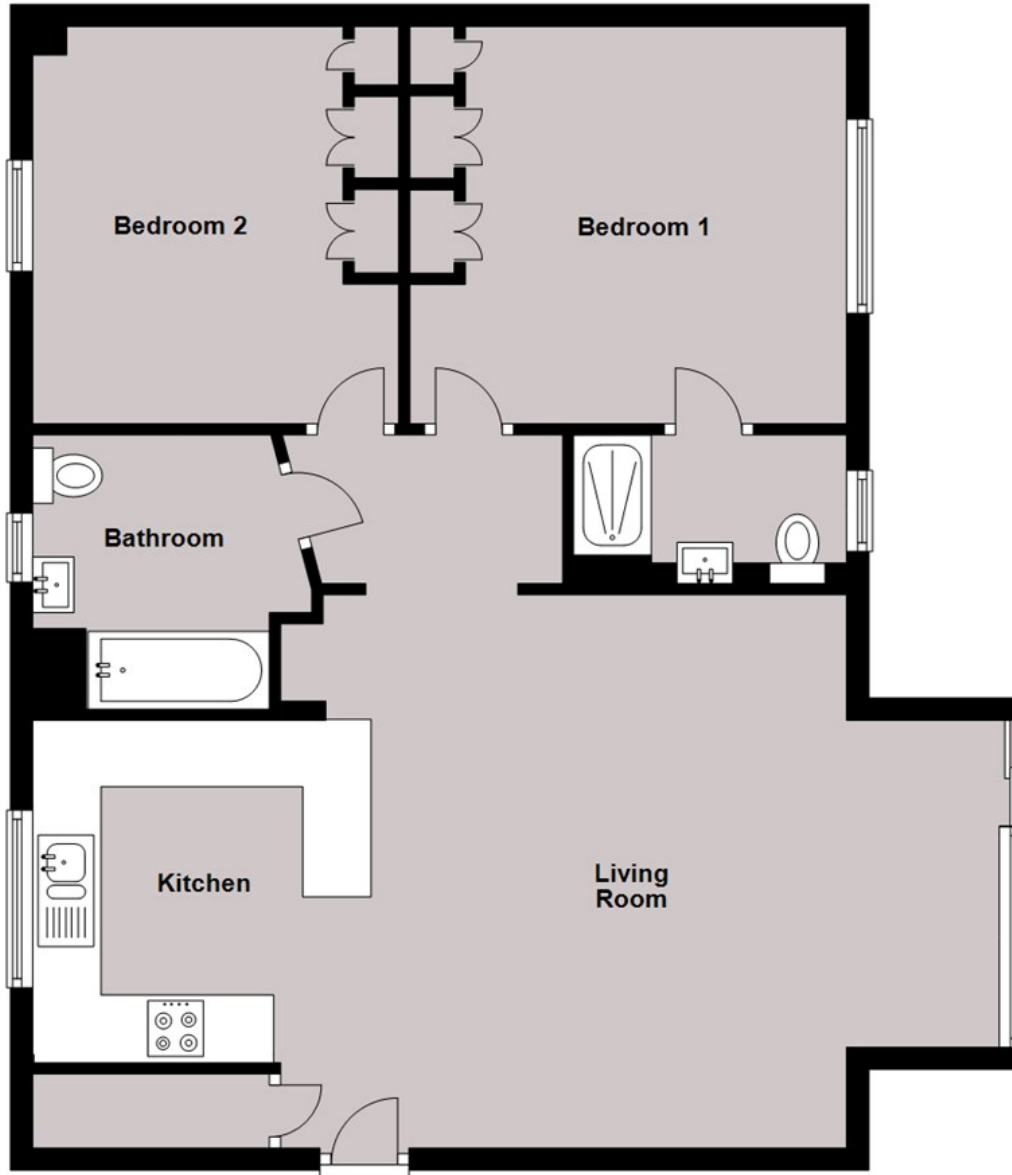
Service Charge

We have been advised that the Service Charge for 2024/2025 will be in the region of £2,294.84 per annum (subject to confirmation from the vendor's solicitor).



Ground Floor

Approx. 78.9 sq. metres (849.5 sq. feet)



Total area: approx. 78.9 sq. metres (849.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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Energy Efficiency Rating		Current	Target
Most energy efficient (green rating)	A		
Very good (light green rating)	B		
Good (yellow rating)	C	77	78
Fair (orange rating)	D		
Below average (red rating)	E		
Least energy efficient (dark red rating)	F		
Minimum energy efficient (light red rating)	G		

England & Wales
EPC Directive
2002/91/EC

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