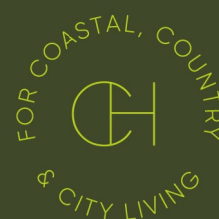


CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**£240,000** Freehold



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# Tankerton, Whitstable

*8 Royal Court Pier Avenue, Tankerton, Whitstable, Kent, CT5 2SB*

A purpose built second floor apartment, forming part of a desirable development situated in a convenient central Tankerton location, moments from the seafront (100 metres) and within close proximity of shops and amenities on Tankerton Road, bus routes and one mile from Whitstable mainline station.

accommodation is arranged to provide an entrance hall, living room/kitchen, two bedrooms and a shower room.

The property benefits from a garage located to the rear of the building, accessed via Pier Avenue. No onward chain.

The smartly presented and comfortably proportioned



## LOCATION

Pier Avenue 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of 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:

### SECOND FLOOR

- Communal Hall
- Entrance Hall 16'9" x 6'4" (5.12m x 1.95m)
- Living Room/Kitchen 13'9" x 13'3" (4.19m x 4.04m)

- Bedroom 1 10'5" x 10" (3.18m x 3.05m)
- Bedroom 2 10'2" x 7'11" (3.10m x 2.41m)
- Shower Room 7'7" x 6' (2.31m x 1.83m)

### OUTSIDE

- Garage 16'2" x 8'3" (4.93m x 2.54m)

### Lease

The property is being sold with the remainder of a 149 year lease ending on 28 September 2173 (subject to confirmation from vendor's solicitor).

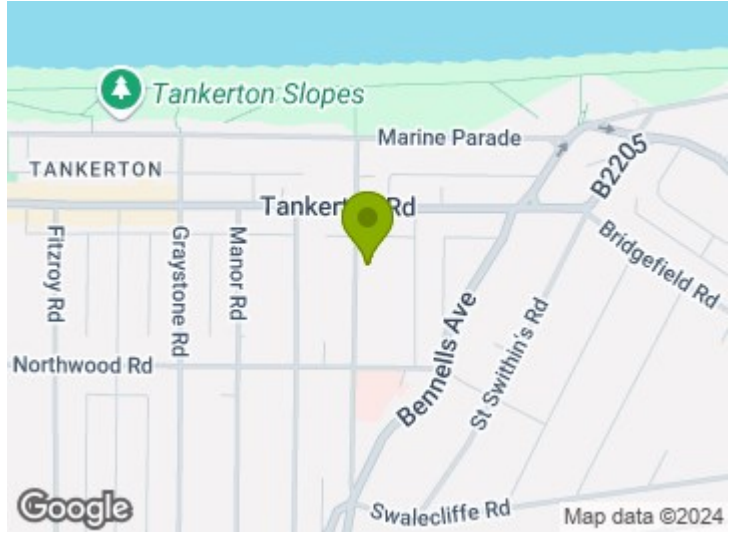
### Service Charge

We have been advised that the Service Charge for 2024/2025 will be in the region of £1225.43 per annum (subject to confirmation from the vendor's solicitor).

### Ground Rent

Nil (subject to confirmation from vendor's solicitor).

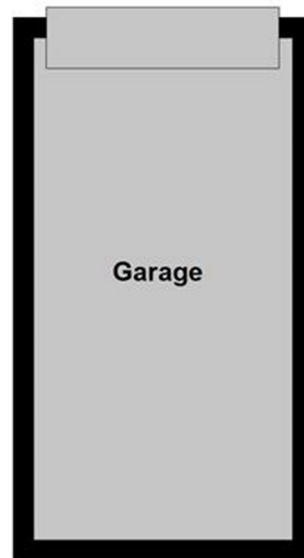






## Second Floor

Main area: approx. 46.5 sq. metres (500.6 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.8 sq. feet)



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**Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60**

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 (lowest carbon)	A		
Very good	B		
Good	C		
Fair	D		
Below average	E		
Low energy efficient (highest carbon)	F		
Very low energy efficient (highest carbon)	G		

Energy Efficiency Rating: 78 (Current), 62 (Target)

England & Wales EPC Directive 2002/91/EC

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