

CHRISTOPHER HODGSON



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



# 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).

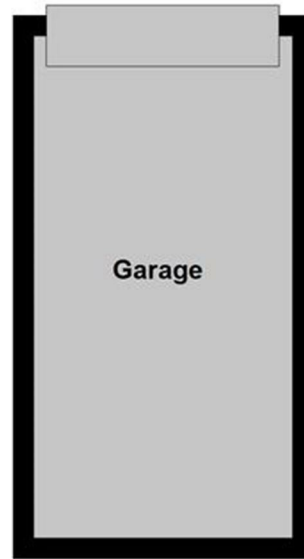
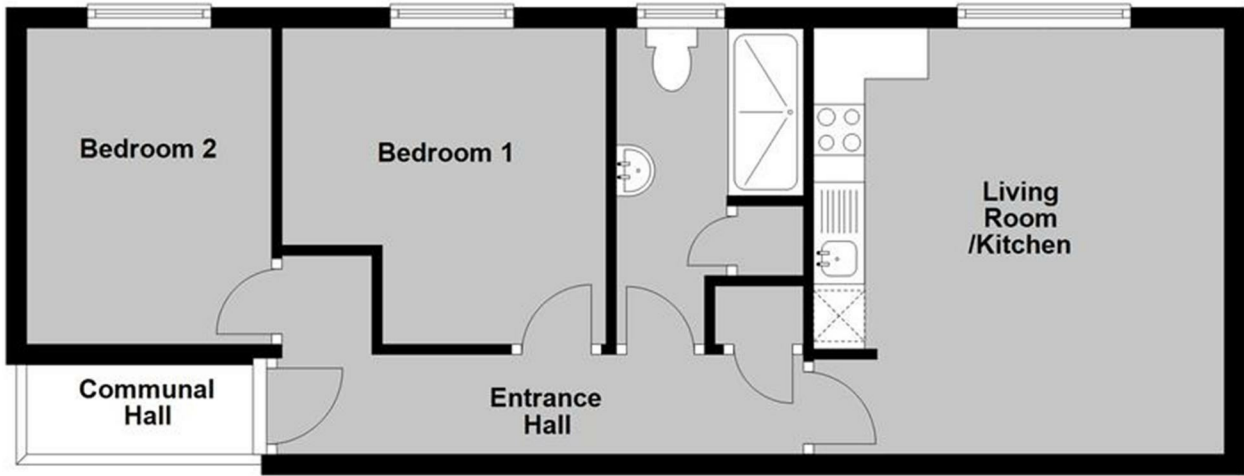






## Second Floor

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**

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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		
Fair (orange rating)	D		
Below average (red rating)	E		
Least energy efficient (dark red rating)	F		
Very least energy efficient (darkest red rating)	G		

Energy Efficiency Rating: 78 (Current), 63 (Target)

England & Wales EPC Directive 2002/91/EC

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