

CHRISTOPHER HODGSON



Tankerton, Whitstable
£325,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 2, Gore Lodge Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2FA

A ground floor apartment within the highly desirable development of Gore Lodge is situated in a prime central location, close to shops and amenities, just 320 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.9 miles).

This contemporary apartment benefits from bright and

spacious accommodation totaling 695 sq ft (64.5 sq m) arranged to comprise an entrance hall, a large open-plan living room with kitchen area, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The apartment benefits from an allocated parking space to the rear of the building. No onward chain.



LOCATION

Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities.

Whitstable mainline railway station offers 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. Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and recreational and leisure amenities.

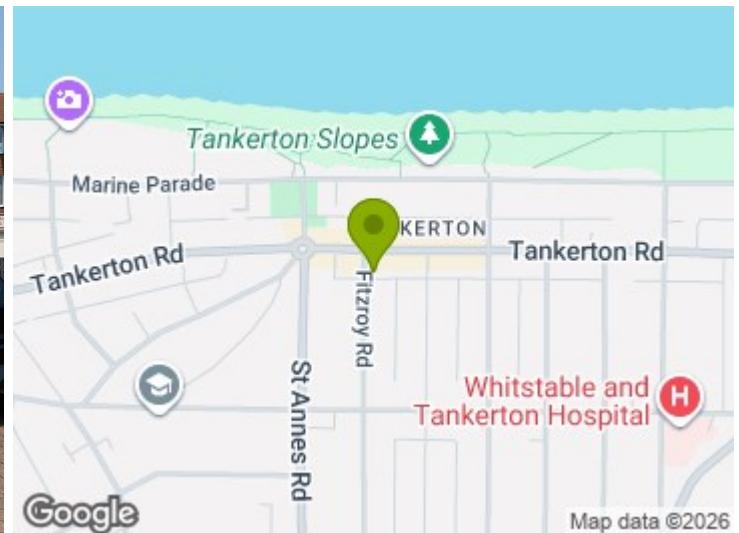
The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Entrance Hall 10'5" x 7'11" (3.18m x 2.41m)
- Living Room 21'7" x 10'7" (6.60m x 3.23m)
Incorporating:
- Kitchen
- Bedroom 1 11'3" x 11'0" (3.44m x 3.36m)
- En-Suite Shower Room 7'7" x 4'6" (2.31m x 1.37m)
- Bedroom 2 12'4" x 8'0" (3.78m x 2.45m)
- Bathroom 7'7" x 6'6" (2.31m x 1.98m)



Lease

The property is being sold with the remainder of a 999 year lease from and including 1 January 2015 (subject to confirmation from vendor's solicitor).

Restrictions

The lease prohibits the keeping of pets and short term / holiday lets

Service Charge

We have been advised that the Service Charge for 2023/2024 will be in the region of £1,725.00 per annum (subject to confirmation from the vendor's solicitor).

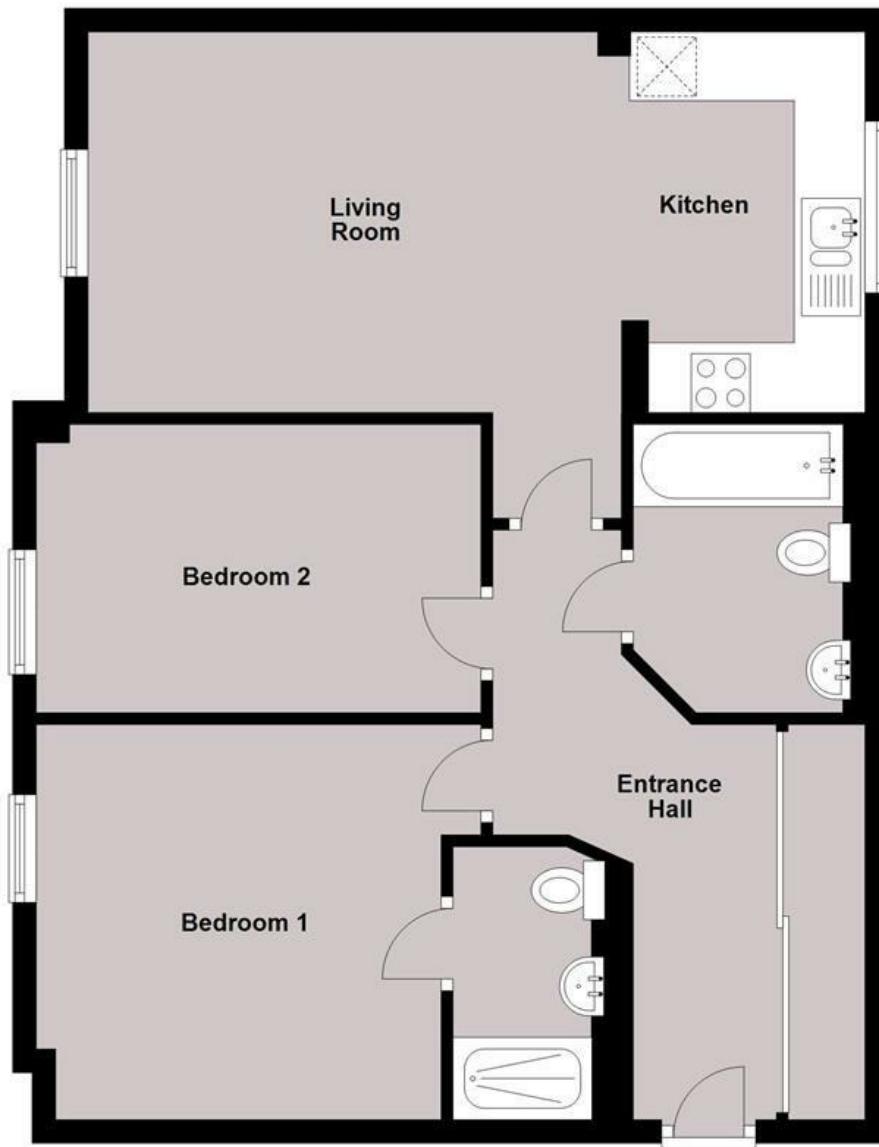
Ground Rent

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



Ground Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

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Energy Efficiency Rating	
Vary energy efficient - lower running costs	Current Forecast
Excellent A	
Very good B	83 83
Good C	
Standard D	
Poor E	
Very poor F	
Poor G	
Very poor H	
Not energy efficient - higher running costs	
England & Wales	
EC Directive 2009/101/EC	

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