

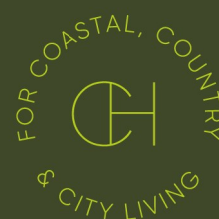
CHRISTOPHER HODGSON



Tankerton, Whitstable

£325,000

Leasehold - Share of Freehold



Tankerton, Whitstable

Flat 7, Tudor Court, 163 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2BX

A bright and spacious purpose built ground floor apartment in the heart of central Tankerton, within close proximity of shops, bus routes, the seafront, and only one mile from Whitstable station.

The smartly presented accommodation is arranged to provide an entrance porch, entrance hall, living room, kitchen, two double bedrooms and a bathroom. In addition, there is a useful outside store cupboard and a

garage located in a block to the rear, accessed from Tankerton Road.

The property also benefits from delightful communal gardens and the remainder of a 999 year lease and a 1/8 share of the freehold (subject to confirmation from vendor's solicitors).



LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on 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 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 approximately 0.7 of 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, the 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:

- Entrance Porch 4'0" x 3'2" (1.22m x 0.97m)
- Entrance Hall 7'10" x 4'0" (2.40m x 1.21m)
- Living Room 16'6" x 11'10" (5.03m x 3.61m)
- Kitchen 11'5" x 11'2" (3.47m x 3.40m)

- Bedroom 1 15'1" x 11'10" (4.60m x 3.61m)
- Bedroom 2 11'11" x 8'11" (3.63m x 2.72m)
- Bathroom 7'0" x 6'4" (2.13m x 1.93m)

OUTSIDE

- Garage 16'1" x 8'4" (4.90m x 2.54m)

Lease

The property is being sold with the remainder of a 999 year lease from and including 7 September 1975 (subject to confirmation from vendor's solicitor).

Service Charge

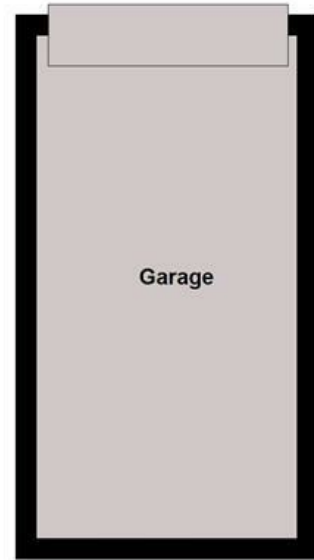
We have been advised that the Service Charge for 2023/2024 will be in the region of £1,000 per annum (subject to confirmation from the vendor's solicitor).

Share Of Freehold

The property benefits from a 1/8 share of the freehold (subject to confirmation from vendor's solicitor).



Ground Floor
Approx. 79.3 sq. metres (853.3 sq. feet)



Total area: approx. 79.3 sq. metres (853.3 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		Current	Target
100 Energy Efficient Green rating scale	A	73	76
100 Energy Efficient Green rating scale	B		
100 Energy Efficient Green rating scale	C		
100 Energy Efficient Green rating scale	D		
100 Energy Efficient Green rating scale	E		
100 Energy Efficient Green rating scale	F		
100 Energy Efficient Green rating scale	G		

England & Wales
EPC Directive
2002/91/EC

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