

CHRISTOPHER HODGSON



Tankerton, Whitstable
£295,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

10 The Cloisters Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

A bright and spacious first and second floor duplex apartment forming part of a desirable development in the heart of central Tankerton. The property is conveniently situated for access to shops, schools, bus routes, the seafront and Whitstable mainline railway station (0.4 miles).

The spacious accommodation is arranged over two floors to provide an entrance hall, sitting/dining room with study

area open-plan to the kitchen, two bedrooms and a family bathroom. Both bedrooms enjoy views across Whitstable and towards the sea in the distance.

To the rear of the building the apartment benefits from access to communal gardens and one allocated parking space. No onward chain.



LOCATION

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.3 miles distant) provides 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.

The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall 10'8" x 9'3" (3.25m x 2.82m)
- Sitting/Dining Room 20'2" x 19'8" (6.15m x 5.99m)
- Kitchen 19'8" x 7'10" (5.99m x 2.39m)

SECOND FLOOR

- Bedroom 1 11'4" x 10'7" (3.45m x 3.23m)



- Bedroom 2 9'9" x 8'9" (2.97m x 2.67m)
- Bathroom 10'7" x 6'7" (3.23m x 2.01m)

LEASE

The property is being sold with the remainder of a 125 year lease from and including 29 September 1998 (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 £800.00 per annum (subject to confirmation from the vendor's solicitor).

GROUND RENT

£150.00 per annum (subject to confirmation from vendor's solicitor).

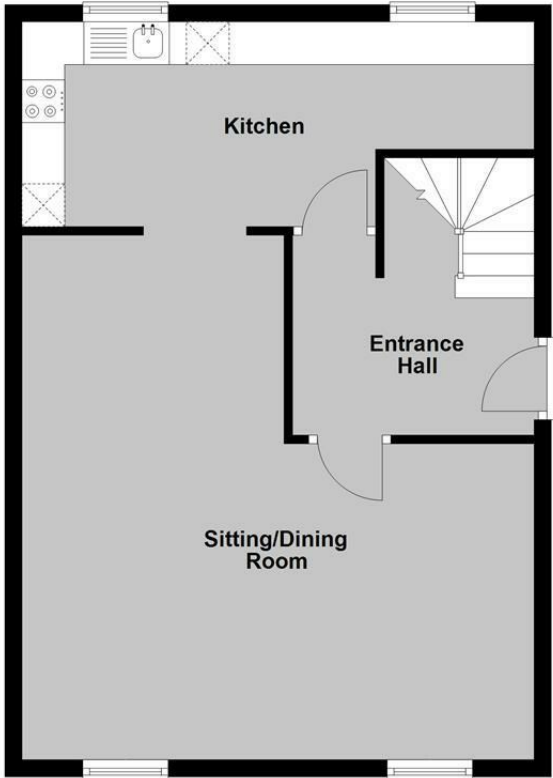
OUTSIDE

- Parking
One allocated parking space.
- Communal Gardens



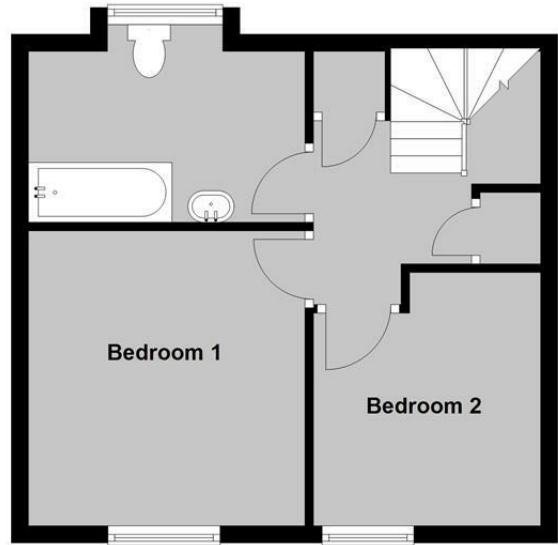
First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 85.5 sq. metres (919.9 sq. feet)

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
100 Energy efficient (super-insulating)	A		
75-99 Energy efficient (insulating)	B		
50-74 Energy efficient (decent)	C	76	76
29-49 Energy efficient (poor)	D		
13-28 Energy efficient (very poor)	E		
1-12 Energy inefficient (very poor)	F		
0-10 Energy inefficient (very poor)	G		

England & Wales
EPC Director
2020/01/01

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