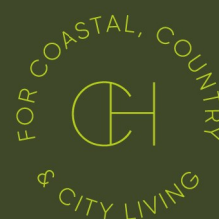


CHRISTOPHER HODGSON



Whitstable
£270,000 Leasehold



Whitstable

7 Oystergate Apartments Wraik Hill, Whitstable, CT5 3FT

This spacious first floor apartment forms part of a modern development and is conveniently positioned on the outskirts of the popular harbour town of Whitstable. Oystergate Apartments benefit from close proximity to nearby amenities, including supermarkets and Estuary View medical centre.

Finished to a high specification with premium fittings, Apartment 7 provides 1117 sq ft (103.8 sq m) of accommodation comprising a generous, light-filled,

open-plan living area which incorporates a contemporary fitted kitchen, two double bedrooms and two sleek modern bathrooms, including an en-suite shower room to the principal bedroom.

The building includes a cinema room and second floor gym, available to all residents, and a lift services all floors. The apartment benefits from one allocated parking space.

No onward chain.



Location

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are still celebrated to this day, most notably during the annual Whitstable Oyster Festival. Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities.

Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

ACCOMMODATION

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

- Entrance Hall
- Living Room/Kitchen 30'1" x 18'4" (9.19m x 5.6m)
- Bedroom 1 18'1" x 9'10" (5.52m x 3.00m)
- En-Suite Shower Room 6'0" x 5'6" (1.83m x 1.7m)
- Bedroom 2 14'1" x 10'9" (4.3m x 3.3m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

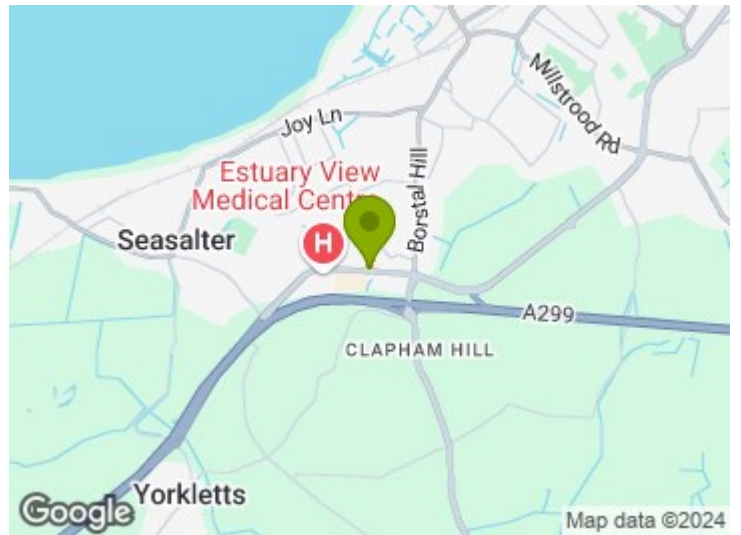
• Parking
One allocated parking space

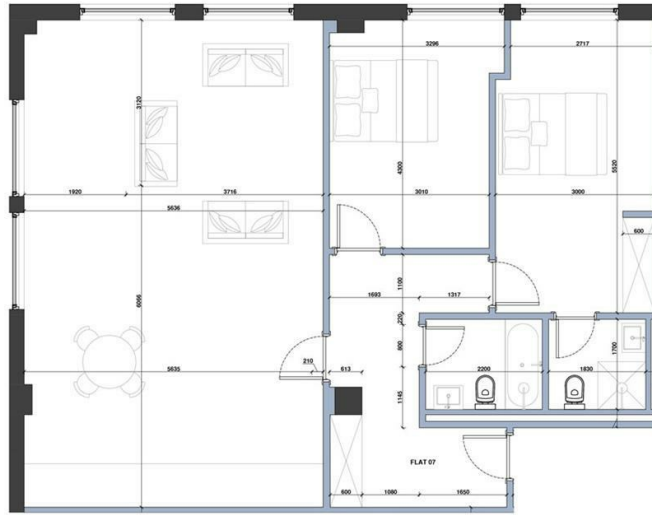
• Warranty
Remainder of a 10 year insurance backed warranty provided by LABC which commenced in 2019 (subject to confirmation from the vendor's solicitor).

• Lease
The property is being sold with the remainder of a 970 year lease from and including 1 January 1999 (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 £2,702.56 per annum (subject to confirmation from the vendor's solicitor).

• Ground Rent
£245.00 per annum (subject to confirmation from vendor's solicitor).

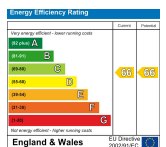




- 1117 Sq Ft • 2 Bedrooms • 2 Bathrooms • AEG integrated appliances throughout •
- Master bathroom and ensuite fully tiled floor to ceiling • Designated parking space •

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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.



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