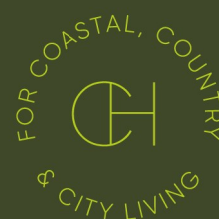


CHRISTOPHER HODGSON



**Whitstable**

**£255,000** Leasehold



# Whitstable

## *Apartment 2, Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD*

A bright and spacious one bedroom ground floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the ground floor, the apartment is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, one double bedroom a bathroom and a private courtyard garden.

The property has been finished to a high standard throughout and features poured concrete floors with underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

This apartment benefits from an allocated parking space as well as cycle store.



### Location

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### Accommodation

The accommodation and approximate measurements are:

- Entrance Hall
- Living Room 18'9" x 15'6" (5.72m x 4.72m) at maximum points and incorporating:-
- Kitchen Area

- Bedroom 113'7" x 9'5" (4.14m x 2.88m)
- Bathroom
- Courtyard Garden 16'1" x 14'6" (4.90m x 4.42m)

### Parking

This apartment benefits from one allocated parking space located in the parking area to the front of the building.

### Warranty

The property benefits from the remainder of a 10 year BLP Warranty, which commenced in 2017. (subject to confirmation by the vendor's solicitor).

### Lease

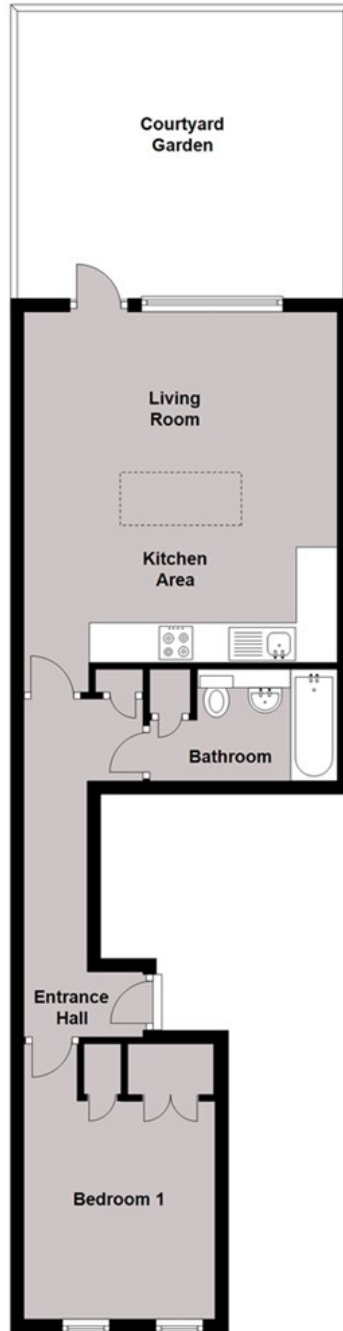
The property benefits from the remainder of an 250 year lease created in 2017 (subject to confirmation by the vendor's solicitor).

### Service / Maintenance Charge

We have been advised that the Service Charge for 2024/2025 will be in the region of £1,259.00 per annum (subject to confirmation by the vendor's solicitor).



**Ground Floor**  
Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 49.8 sq. metres (536.4 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 Rating	Potential Rating
Band A	Band B
83	83
Band B	Band C
Band C	Band D
Band D	Band E
Band E	Band F
Band F	Band G
Band G	Band H
Band H	Band I

For energy efficient - higher rating costs  
England & Wales  
EPC 2024/25  
2023/24

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