

CHRISTOPHER HODGSON



Tankerton, Whitstable
£225,000 Leasehold



Tankerton, Whitstable

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

A newly refurbished, contemporary ground floor apartment forming part of a desirable development in heart of central Tankerton. The property is conveniently situated for access to shops, schools, bus routes, the seafront and Whitstable town centre and mainline station (0.4 miles).

The bright, spacious and beautifully presented accommodation is arranged to provide an entrance hall,

generous living room opening to a sleek modern kitchen, a large double bedroom and a luxurious shower room.

The property benefits from the use of well-maintained communal gardens, and an allocated off street 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:

GROUND FLOOR

- Entrance Hall

- Living Room 18'4" x 9'3" (5.60m x 2.83m)

- Kitchen 11'11" x 7'5" (3.63m x 2.25m)

- Bedroom 11'5" x 9'7" (3.48m x 2.92m)

- Shower Room

- Off Street Parking

One allocated parking space, accessed via Queens Road.

Lease

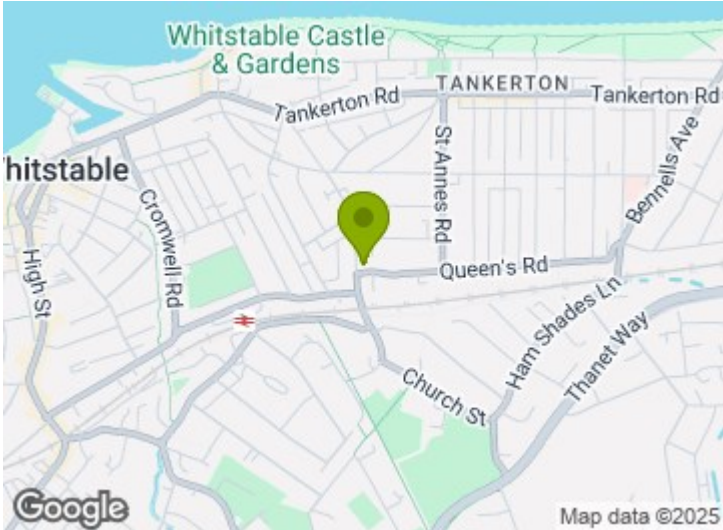
The property is being sold with the remainder of a 125 year lease granted on 29th September 1998 (subject to confirmation from vendors solicitor).

Service/Maintenance Charge

The annual service charge for 2024/2025 is £800 (subject to confirmation from the vendors solicitors).

Ground Rent

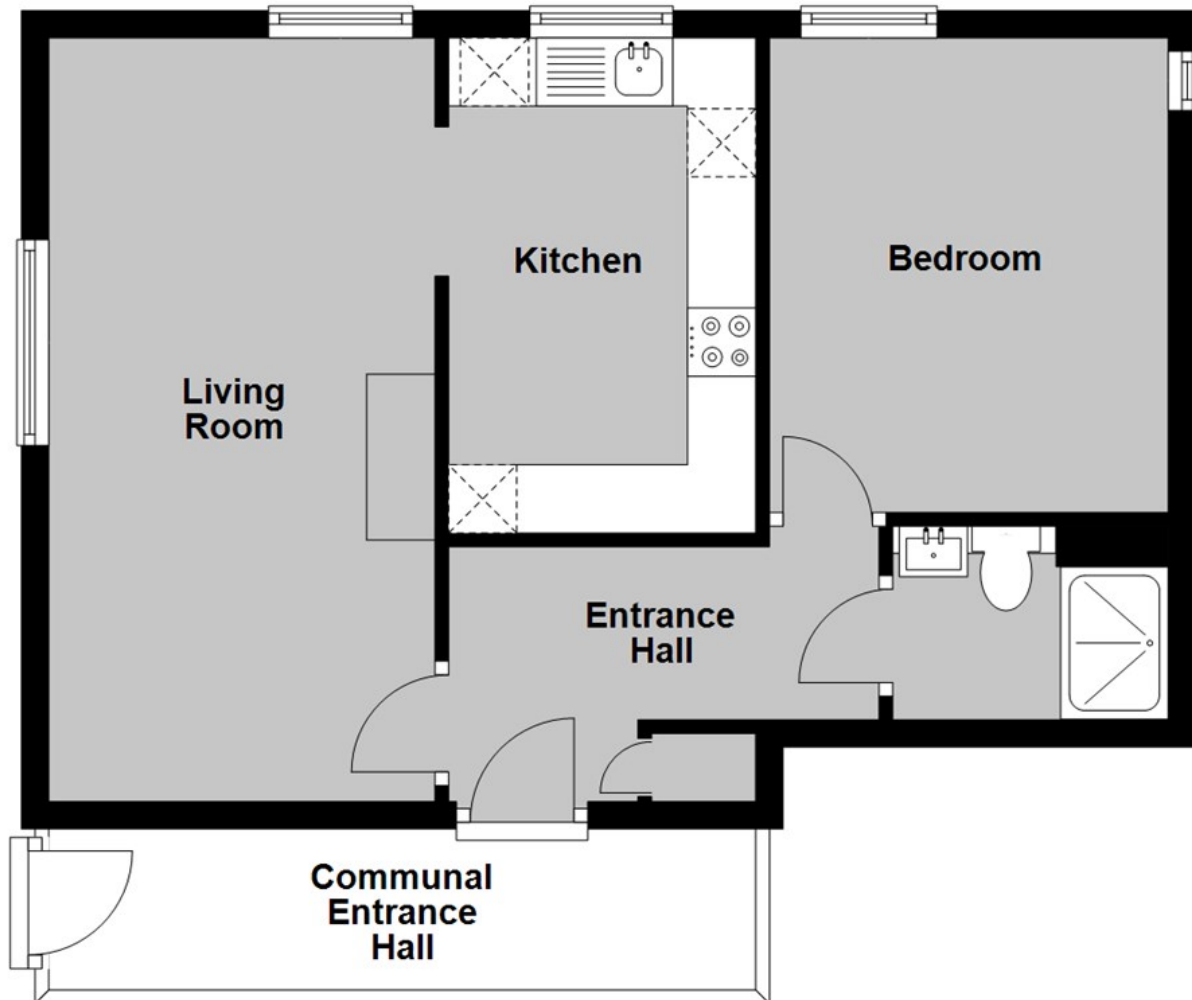
£450 per annum (subject to confirmation from the vendors solicitors).





Ground Floor

Approx. 44.1 sq. metres (475.1 sq. feet)



Total area: approx. 44.1 sq. metres (475.1 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Worst energy efficiency	G		
England & Wales		68	74
		ESB Domestic	2020-2022

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