

CHRISTOPHER HODGSON



Whitstable

£275,000 Leasehold – Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

41 Reservoir Road, Whitstable, Kent, CT5 1LY

A beautifully presented ground floor garden flat, ideally positioned in a desirable central location, moments from the beach and a short walk to Whitstable's fashionable town centre with its highly regarded restaurants and independent shops, bus routes and Whitstable mainline station (500 metres).

The bright, spacious, and generously proportioned accommodation is arranged to provide an entrance hall, a

living room overlooking the rear garden, two bedrooms, a contemporary kitchen, and a stylish bathroom.

The property also benefits from a delightful West facing garden which extends to 37ft (11.28m).



LOCATION

Reservoir Road is a desirable location conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. 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 14'8" x 10'11" (4.48m x 3.34m)

- Kitchen 12'1" x 11'5" (3.68m x 3.48m)
- Bedroom 1 15'11" x 10'11" (4.86m x 3.33m)
- Bedroom 2 11'7" x 8'0" (3.53m x 2.44m)
- Bathroom 9'0" x 6'0" (2.76 x 1.85m)

OUTSIDE

- Garden 37" x 24'6" (11.28m x 7.47m)

LEASE

The property is being sold with the remainder of a 999 year lease granted in 1967 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

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

GROUND RENT

NIL (subject to confirmation from vendor's solicitor).

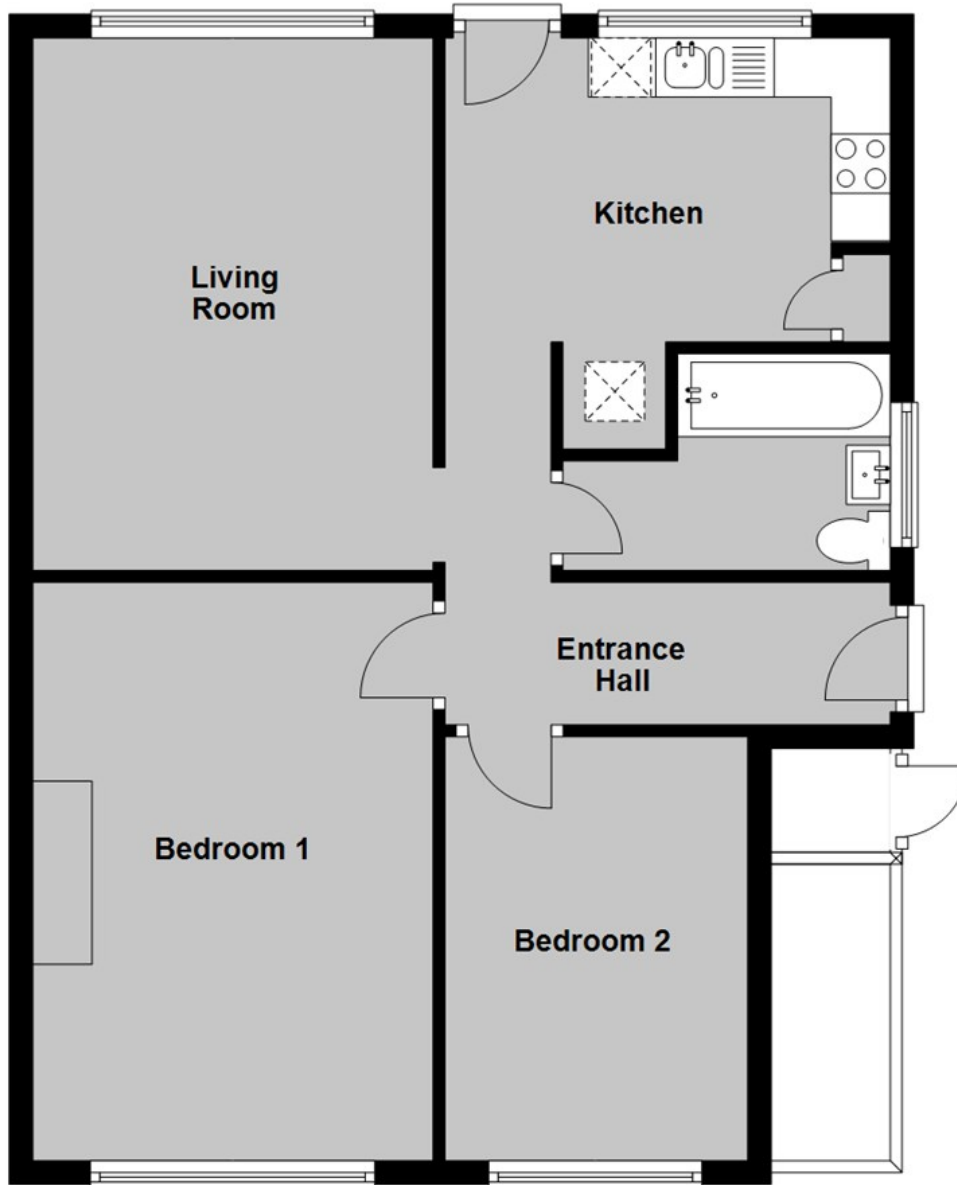
BUILDINGS INSURANCE

£244.50 per annum (subject to confirmation from vendor's solicitor).



Ground Floor

Approx. 62.9 sq. metres (677.3 sq. feet)



Total area: approx. 62.9 sq. metres (677.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - highest running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		64	77

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