

CHRISTOPHER HODGSON



Tankerton, Whitstable
£315,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 18, Leander Court, 6-12 Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

A smartly presented first floor apartment forming part of this prestigious period building, conveniently positioned in a central Tankerton location moments from shops, bus routes, Tankerton slopes and seafront (320 metres distant) and within close proximity to Whitstable station which is less than a mile distant.

The property provides bright and spacious accommodation arranged to provide an entrance hall, a

generous living room open-plan to a contemporary fitted kitchen with integrated appliances, two double bedrooms and a modern bathroom.

Outside there are beautifully landscaped communal gardens and an allocated parking space for one vehicle.



LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall
- Kitchen/Living Room 22'1" x 17'10" (6.72m x 5.44m) at maximum points.
- Bedroom 1 16'5" x 10'11" (5.00m x 3.33m)

- Bedroom 2 17'10" x 9'1" (5.44m x 2.77m)

- Bathroom

OUTSIDE

- Communal Gardens
The property benefits from the shared use of landscaped communal gardens located to the rear of the building.

- Parking
The property benefits from one allocated parking space located to the front of the building.

Lease

The property is being sold with the remainder of a 125 year lease granted on 1st January 2006 (subject to confirmation from vendor's solicitor).

Ground Rent

Ground Rent for 2024/2025 is subject to confirmation from vendor's solicitor.

Service Charge

We have been advised that the Service Charge for the year 2024/2025 will be £1820.00 (subject to confirmation from vendor's solicitor).



First Floor

Approx. 78.0 sq. metres (839.6 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	79
B	83
C	
D	
E	
F	
G	
Energy efficient - higher running costs	
England & Wales	
EPC Display	

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