

CHRISTOPHER HODGSON



Whitstable

£179,950

Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

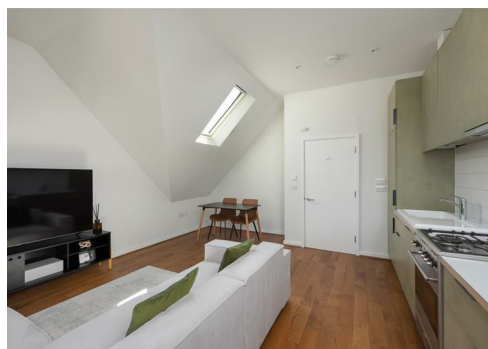
Apartment 5, Keelson Yard, 7 Teynham Road, Whitstable, Kent, CT5 2EF

A bright and spacious contemporary apartment forming part of this desirable development, in a highly convenient and central location a short stroll from the bustling High Street and the beach, and 320 metres from Whitstable railway station.

Situated on the second floor, the apartment is arranged to provide an entrance hall, a large open-plan kitchen/living

space with vaulted ceiling, a double bedroom and a bathroom.

The property has been finished to a high standard throughout to include underfloor heating, and benefits from an allocated parking space in a secure gated car park as well as a communal cycle store. No onward chain.



LOCATION

Teynham Road is conveniently positioned for access to both Tankerton Road and Whitstable town centre. Whitstable mainline railway station is 0.3 miles distant, with high speed Javelin services to London (St Pancras) with a journey time of approximately 73 minutes. The service to London (Victoria) is approximately 80 minutes. Central Whitstable is approximately 0.8 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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:

SECOND FLOOR

- Entrance Hall 12'9" x 3'10" (3.89m x 1.17m)
- Kitchen/Dining/Living Room 19'5" x 14'11" (5.92m x 4.55m)
- Bedroom 14'9" x 11'1" (4.52m x 3.38m)

- Bathroom 10'9" x 6'7" (3.30m x 2.01m)

Parking

One allocated parking space in a secure gated parking area to the rear of the building.

Lease

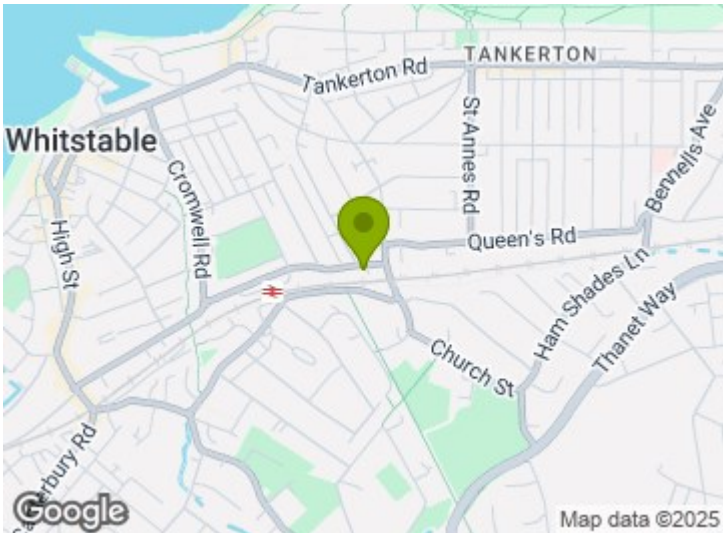
The property is being sold with the remainder of a 250 year lease from and including 1 August 2020 (subject to confirmation from vendor's solicitor).

Service/Maintenance Charge

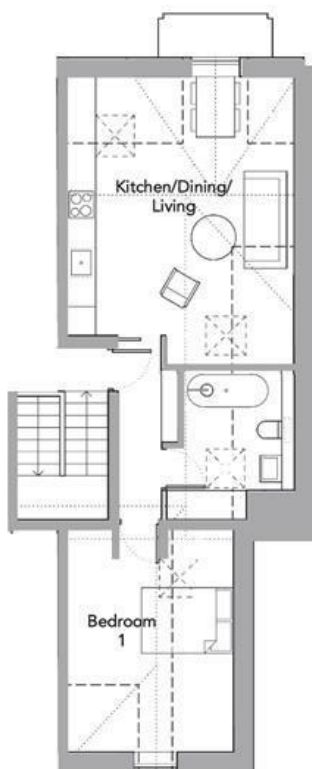
We have been advised that the Service Charge for 2025/2026 will be in the region of £1,567 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent

£250 per annum (subject to confirmation from vendor's solicitor).



Total Floor Area 54.73 m² (588.9 sq ft)



SECOND FLOOR

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

| Class | Current Rating | Target Rating |
|------------|----------------|---------------|
| A (92-100) | | |
| B (81-91) | 83 | 8 |
| C (76-80) | | |
| D (69-75) | | |
| E (55-68) | | |
| F (45-54) | | |
| G (35-44) | | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Enland & Wales

EU Directive
Minimum 60%

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