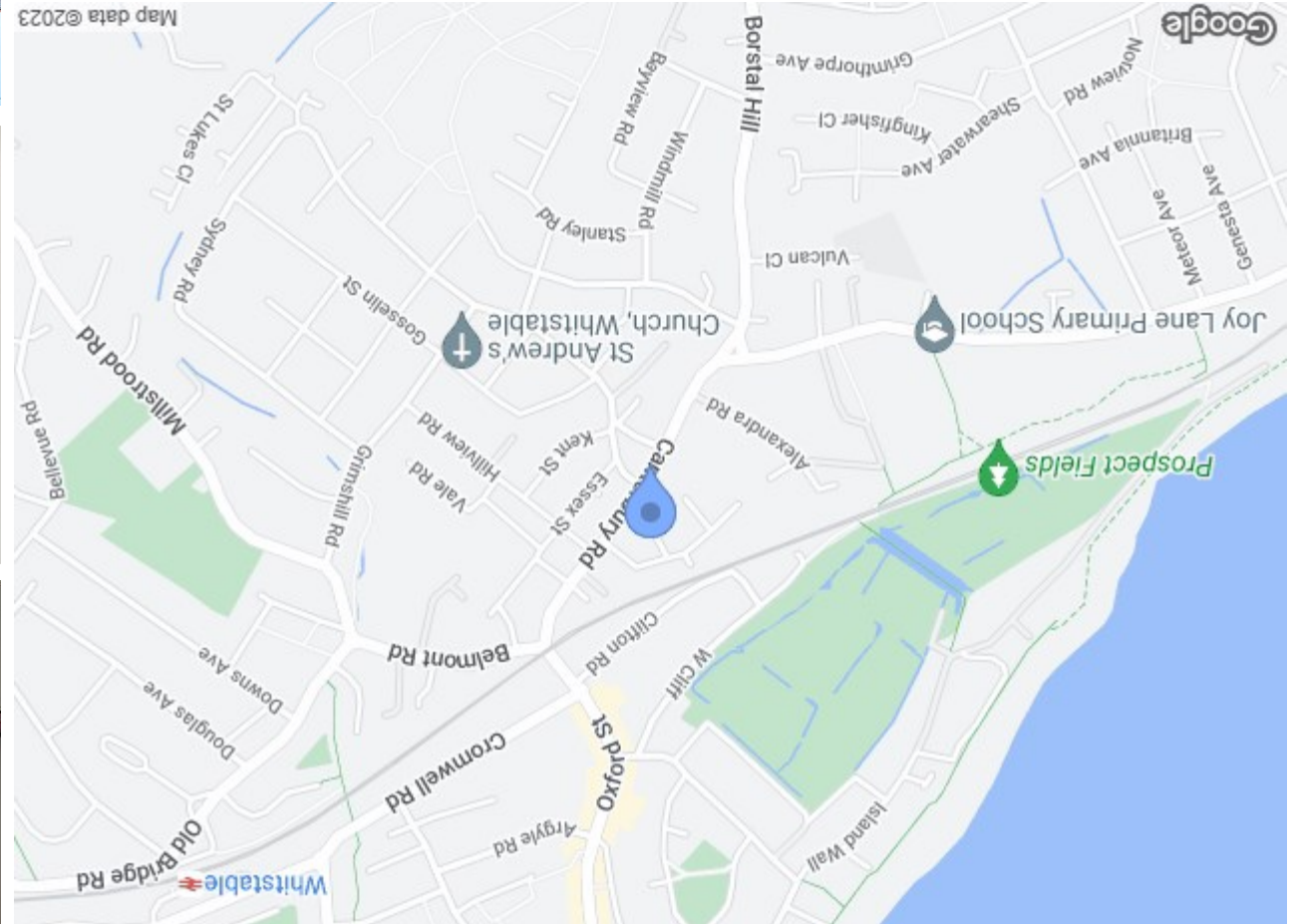
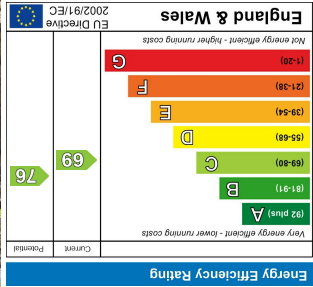


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



CANTERBURY ROAD WHITSTABLE



CANTERBURY ROAD WHITSTABLE

OFFERS IN EXCESS OF £165,000

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Relocation
PLATINUM MEMBER
2020/2021

The Property
Ombudsman

87 High Street, Whitstable, CT5 1AY
01227 277254 e. whitstable@milesandbarr.co.uk

...valuing people, not just property

- No Forward Chain
- Ground Floor Garden Flat
- Lounge/Kitchen
- Modern Fitted Kitchen
- Shower Room
- 30' Rear Garden
- Garden Shed

LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers.

This town is famous for its working harbour and oysters, which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival.

For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside.

Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond.

Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

ABOUT

NO FORWARD CHAIN, IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY, GROUND FLOOR GARDEN FLAT

This is a must view ground floor garden flat with lots on offer including living accommodation comprising of lounge/kitchen with modern fitted kitchen, modern shower room and bedroom. The property is situated on the ground floor and has the added benefit of a rear garden, garden shed and is located within walking distance to the local shops, railway station and sea front.

To arrange an appointment to view call the Whitstable office of Miles and Barr now on 01227 277 254.

MATERIAL INFORMATION
Length of lease: 99 years from 25/12/2001
Annual ground rent amount: £0
Ground rent review period: Yearly
Annual service charge amount: £350 PA
Service charge review period: Yearly
Council tax band: A

DESCRIPTION

Entrance
Lounge / Kitchen 18'3 x 12'7 (5.56m x 3.84m)
Bedroom 13'6 x 7'4 (4.11m x 2.24m)
Bathroom 9'9 x 4'0 (2.97m x 1.22m)
External
Rear Garden
Garden Shed 13'6 x 6'2 (4.11m x 1.88m)

