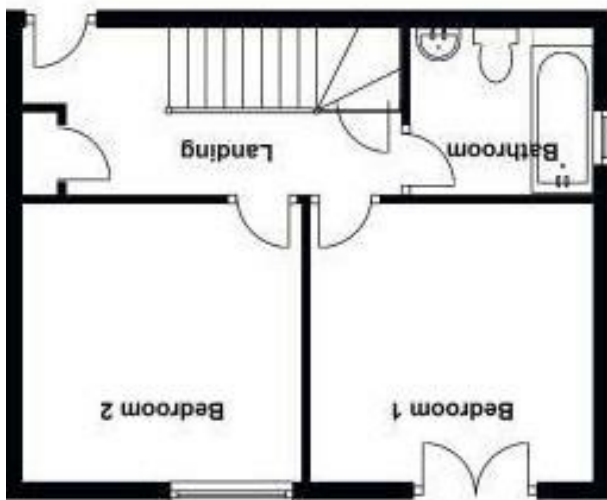
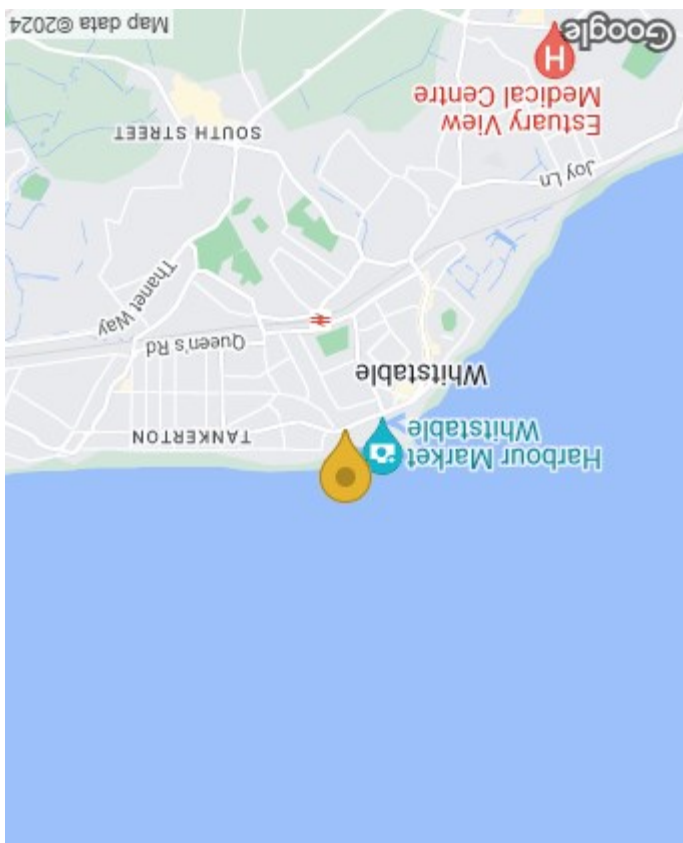




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England & Wales	
EU Directive 2002/91/EC	Current Potential
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G

England & Wales	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
74	68



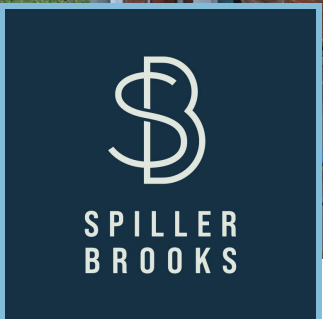
First Floor



Ground Floor



Flat 6 The Barges
Tower Parade, WHITSTABLE, CT5 2BF



Working for you and with you

Flat 6 The Barges
Tower Parade, WHITSTABLE, CT5 2BF

SPACIOUS DUPLEX APARTMENT – you can still go upstairs to bed!

For sale with a share of the freehold and chain free, this is an appealing purchase.

Situated just a stone's throw from the beach and vibrant town centre, this home offers the convenience of an array of nearby amenities together with the many benefits of making a move to the coast; invigorating sea air and stunning coastal views.

Accessible by lift or stairs, and with the benefit of French doors opening directly to the parking area, this comfortable apartment comprises open plan living space and a handy cloakroom on the ground floor with two double bedrooms and a bathroom upstairs.

Whitstable is a prospering and popular coastal town with an array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes adding to the attraction of living by the sea.

£229,950



Communal Entrance Hall

Solid entrance door. Secure post boxes. Lift and stairs to all floors. Access to the secure parking area, bin storage and meters from the lower ground floor hallway.

Ground Floor Entrance Hall

Solid door with spy hole. Entry phone system. Radiator. Double power point. Wall mounted consumer unit. Stairs to the first floor.

Cloakroom

Suite comprising corner wall mounted wash hand basin with splash back tiling and close coupled WC. Radiator. Extractor fan. Tiled floor.

Open Plan Living/Dining/Kitchen

16'9 max x 16'10 max (5.11m max x 5.13m max)
Kitchen: Upvc double glazed obscure window to the side. Matching range of base, wall and drawer units. Worktop with inset stainless steel sink unit with mixer tap. Wall mounted cupboard housing Worcester combination gas boiler. Gas hob with built-in electric oven below and extractor hood above. Under-counter washing machine. Space for fridge/freezer. Partially tiled walls. Radiator. Inset downlighters. Vinyl flooring.

Lounge/Diner: Upvc double glazed French doors to the parking area. Upvc double glazed window from the dining area overlooking the parking area. TV/Satellite/FM/DAB socket. TV point. Telephone socket. Thermostat control for central heating. Two ceiling lights. Vinyl flooring.

Landing

Solid door with spy hole to the communal entrance hall. Storage cupboard with shelves. Additional linen storage cupboard.

Bedroom 1

10'6 x 10'4 (3.20m x 3.15m)
Upvc double glazed French doors to the Juliette Balcony overlooking the rear. Telephone point. TV point. Radiator.

Bedroom 2

10'5 x 10'4 (3.18m x 3.15m)
Upvc double glazed window to the rear. Radiator.

Bathroom

6'10 x 6'2 (2.08m x 1.88m)
Upvc double glazed obscure window to the side. Suite comprising mixer tap with hand held shower attachment, curtain to side and fully tiled surround, pedestal wash hand basin with mixer tap splashback tiling and close coupled WC. Shaver socket. Radiator. Tiled floor.

Enclosed Parking Area & Bin Store

We understand there is potential for parking a small car on land within the Title of 6 The Barges.

Dedicated bin store. Exterior tap. Exterior lights.

Agent's Note

We understand the boiler was replaced in 2021 and has a 5 year warranty (information to be verified by solicitors at the time of a sale transaction).

Tenure

This property is Leasehold with a Share of The Freehold.

Lease Length : 125 years from 2003

Annual Service Charge for 2024 - £1691

The service charge is payable in four quarterly payments in each financial year and these are due on:
1st January, 1st April, 1st July and 1st October.

This information is to be verified by solicitors at the time of a sale transaction.

Council Tax Band

Band B : £1,708.60 2024/25 (we would suggest that interested parties make their own enquiries)

Location & Amenities

Whitstable is a flourishing and fashionable coastal town, well known for its oysters, fish restaurants, attractive seafront, stunning sunsets and working harbour. An array of independent retailers ranging from trendy clothes boutiques to delicatessens and cafes add to the appeal of this seaside town.

Whitstable Castle and gardens are nearby where you can enjoy an afternoon tea and gaze out over the well kept gardens to the sea beyond.

Transport links are easily accessible, regular bus services to nearby towns are located at the front of the building with the mainline railway station (0.6 miles) offering frequent services to London Victoria and high speed links to London St Pancras.

The A299 Thanet Way is also easily accessible providing a dual carriageway link to the A2/M2.

