

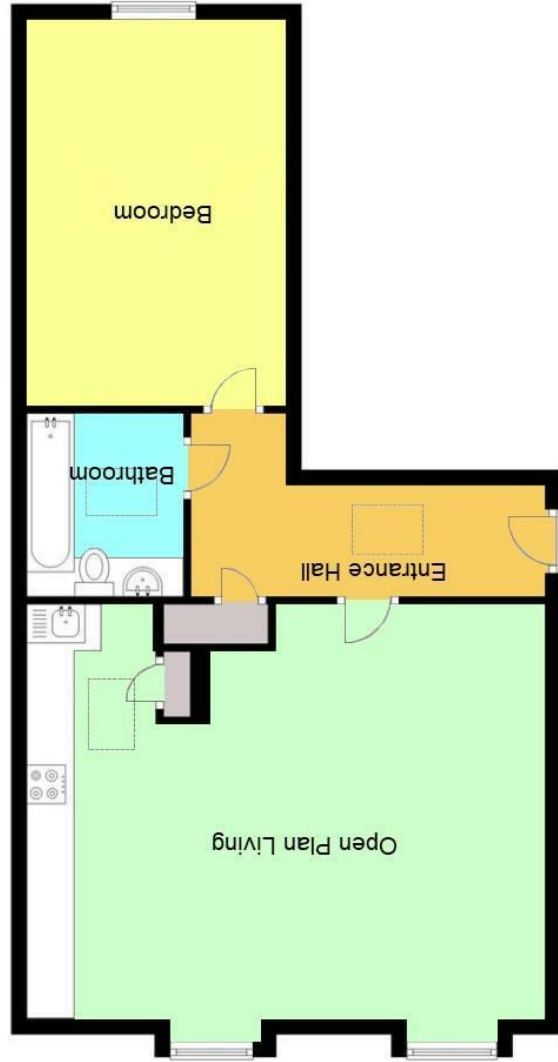
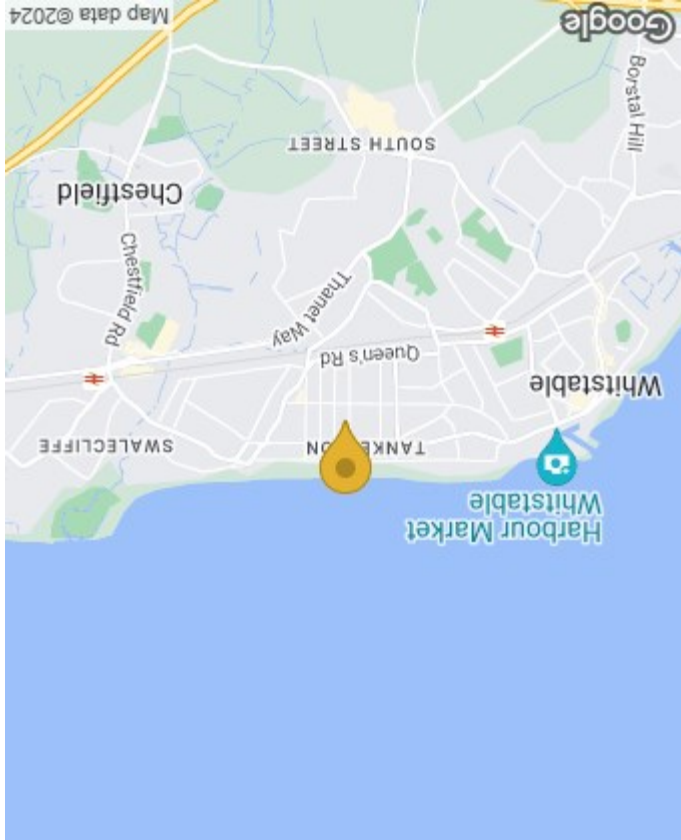


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www:spillerbrooks.co.uk

Total area: approx. 67.4 sq. metres (725.8 sq. feet)

England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	(92 plus)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
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Not environmentally friendly - higher running costs	

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First Floor
Approx. 67.4 sq. metres (725.8 sq. feet)



16 Leander Court Graystone Road
Tankerton, Whitstable, CT5 2JY



Working for you and with you

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A super spacious one bedroom apartment forming part of an elegant landmark building in the very heart of favoured Tankerton.

Benefitting from a first class and highly desirable location, this home offers absolute comfort and convenience with an array of local amenities on the doorstep including a parade of shops and cafes, the picturesque seafront, and a frequent bus service to local towns.

The appeal of this home is further enhanced with a share of the freehold, a practical, secure storage room located in the basement, and well maintained communal gardens.

A grand communal entrance hall is a stylish introduction to this attractive home. Thoughtfully placed vaulted skylights ensure the accommodation benefits from additional natural light throughout. Well presented, and of generous proportions, this apartment comprises entrance hall, open plan living; lounge, dining and a smart kitchen with integrated appliances and very useful extra storage units with worktop above cleverly zoning the kitchen and living areas. The double bedroom is situated to the back of the development overlooking the rear garden with a smart bathroom completing this property.

A wonderful opportunity to embrace and enjoy the delights of a coastal lifestyle.

£259,950



Communal Entrance Hall

Video entry system to communal entrance hall. Stairs to the first floor. Door to the storage area. Sensor lighting.

First Floor Inner Hall

Door to the inner hall. Access to three apartments. Wall mounted letterbox. Vaulted ceiling skylight. Sensor lights.

Entrance Hall

Solid door with spy hole. Video entry system. Vaulted ceiling with skylight. Telephone point. Cloaks cupboard housing consumer unit. Radiator. Ceiling mounted mains operated smoke detector. Inset downlighters. Wood flooring.

Open Plan Living Space

22'2 max x 17'4 max (6.76m max x 5.28m max)
Kitchen : Matching range of wall, base and drawer units. Worktop with tiled splashback and 1½ bowl stainless steel sink unit with mixer tap. Four ring gas hob with stainless steel splash back and stainless steel extractor hood. Built-in single oven and grill. Pull out larder cupboard. Integrated washing machine and dishwasher. Integrated fridge and separate integrated freezer. Wall mounted combination gas boiler. Built in storage cupboard. Vaulted ceiling skylight. Tiled floor.

Breakfast bar with solid wood worktop and storage under.

Lounge/Diner : Two Upvc double glazed dormer windows to the front. Thermostat control for central heating. Two radiators. Two telephone points. TV and satellite points. Loft access. Wood flooring.

Bedroom

16'6 x 11'7 (sloping ceiling) (5.03m x 3.53m (sloping ceiling)) Upvc double glazed window overlooking the rear garden. Bespoke built-in Sharp wardrobes. Two radiators. TV and Satellite points. Telephone point. Loft access.

Bathroom

6'7 x 6'4 (2.01m x 1.93m)
Suite comprising bath with mixer tap and hand held shower attachment, vanity wash hand basin and concealed cistern WC. Purpose built shelf with mirror above and combined light and shaver socket. Chrome heated towel rail. Extractor fan. Inset downlighters. Partially tiled walls. Tiled floor. Vaulted ceiling skylight.

Storage Room

Secure storage room accessed from the communal entrance hall.

Communal Rear Gardens

Accessed via a secure pedestrian gate there are well maintained landscaped gardens.

Tenure

Share of the Freehold (to be confirmed by the vendor's solicitor at time of sale)

Service Charges & Lease Length

Lease : 125 years from 01/01/2006

Annual Services & Maintenance Charge : £1668.00 a year (to be confirmed by the vendor's solicitor at time of sale).

Ground Rent : Nil

Council Tax Band

Band C : £1,952.69 2024.25

We suggest that interested parties make their own enquiries

Location & Amenities

Tankerton beach and promenade is approximately 0.2 miles (322 metres) - average walking time 4 to 5 minutes.

A parade of local independent shops, a Post Office in Tesco Express (approximately 140 yards/128 metres away), restaurants, cafes and frequent bus services to Whitstable, Herne Bay and Canterbury are available the length of Tankerton Road.

Whitstable town with its working harbour, diverse range of fashionable boutiques, eateries, working harbour, quirky walkways and scenic coastline is less than a mile.

Whitstable mainline railway station with frequent services to London is just under a mile with the A299 conveniently accessible leading to both the A2 and M2.

Whitstable mainline railway station with frequent services to London (1 mile).

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