

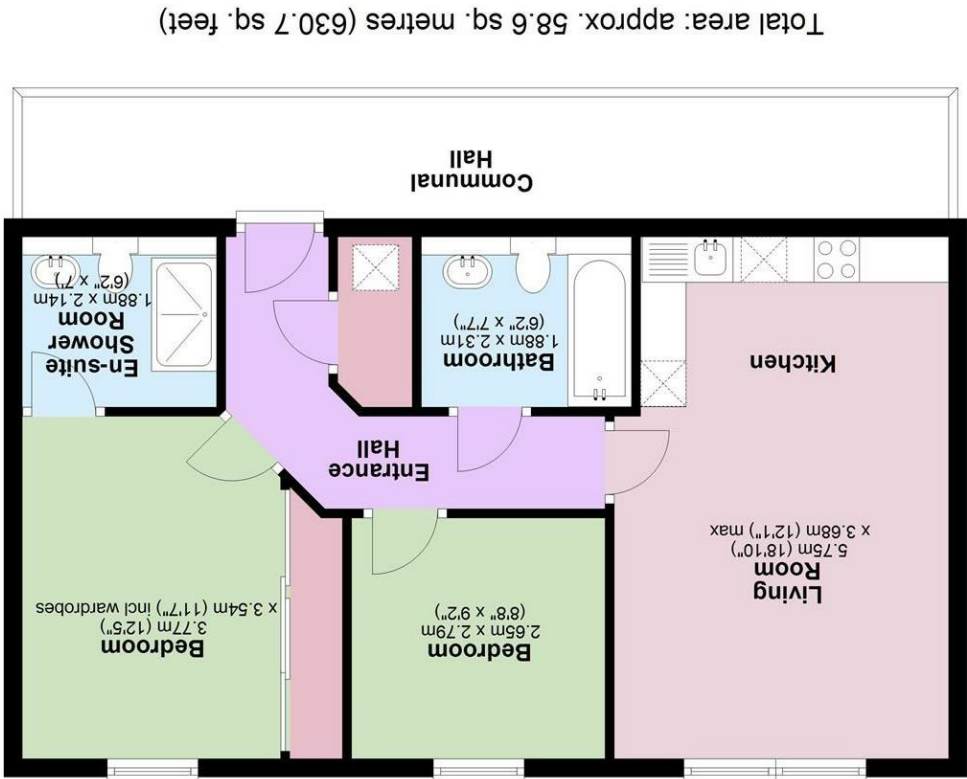
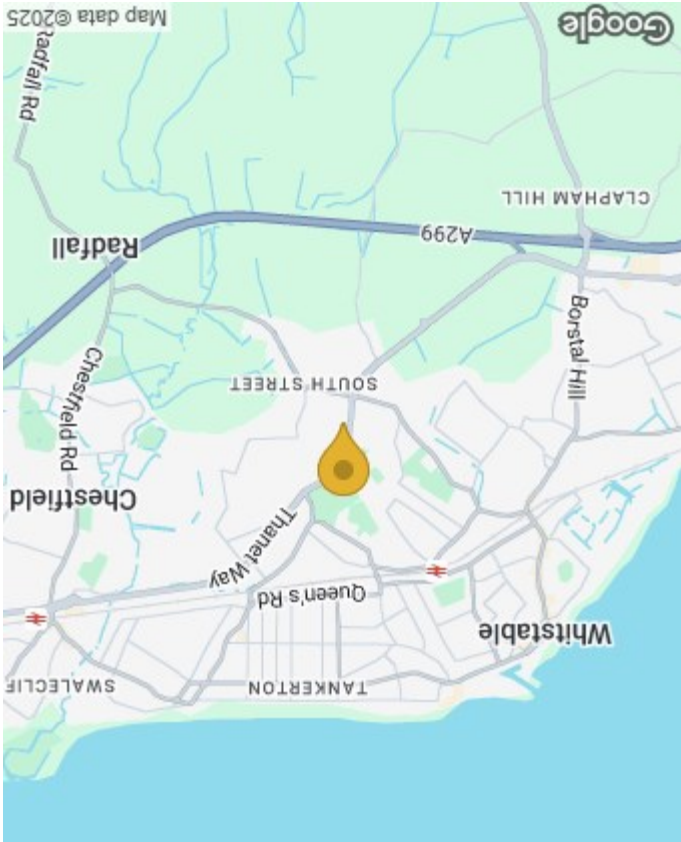


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England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-70)
A	(71-80)
A (plus)	(81-90)
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current	90
Potential	90

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
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A	(71-80)
A (plus)	(81-90)
Very energy efficient - lower running costs	
Current	88
Potential	88



Second Floor  
Approx. 58.6 sq. metres (630.7 sq. feet)



59 Olympia Way  
Whitstable, CT5 3FF

Working for you and with you





59 Olympia Way  
Whitstable, CT5 3FF

Appealing Chain Free Sale.

Well-presented and exceptionally energy efficient, this super two-bedroom second floor apartment is an ideal first time buy or investment opportunity, and is ready to move straight in.

Situated on the favoured Swale Park development, shopping facilities and local bus services are conveniently close by.

The comfortably proportioned accommodation comprises contemporary open plan living with a stylish high gloss kitchen complete with integrated appliances, bathroom and two bedrooms, the principal bedroom with built-in wardrobes and an en-suite shower room.

This home benefits from wood flooring throughout the living accommodation, brand new carpets in both bedrooms, a new ceramic hob in the kitchen, a spacious storage cupboard in the entrance hall, video entry phone system, an all-important allocated parking space and the use of a secure cycle store.

All in all, a smart low maintenance home within easy reach of a range of amenities.

£220,000



Communal Entrance Hall

Fob operated Upvc double glazed front entrance door to communal entrance hall with sensor lighting and fob operated rear door to the parking area. Stairs to the first and second floor landings with sensor lighting. Door to the inner lobby with sensor lighting and door to the apartment.

Entrance Hall

Solid entrance door with spyhole. Radiator. Built-in storage cupboard housing Nibe F205P air heat pump system and consumer unit. Thermostat control for central heating. Entry phone system. Double power point. Wood flooring.

Open Plan Lounge/Dining/Kitchen

18'10 x 12'1 (5.74m x 3.68m)  
Upvc double glazed picture window to the front. Range of matching wall, base and drawer units. Work surface with upstand and inset ceramic sink with mixer tap. Ceramic hob with stainless steel splashback, stainless steel extractor hood above and electric oven below. Integrated fridge/freezer. Integrated washing machine and tumble dryer. Two radiators. Telephone point. Satellite, telephone, television and radio point. Wood flooring,

Bedroom 1

12'5 x 11'7 incl wardrobes (3.78m x 3.53m incl wardrobes)  
Upvc double glazed window to the front. Wall of ceiling height built-in wardrobes with mirrored sliding doors. Radiator. Television point. Power points with USB sockets.

En-Suite Shower Room

7' x 6'2 (2.13m x 1.88m)  
Suite comprising fully tiled walk-in shower unit with glass screen and fixed rain water shower head, wall mounted wash hand basin and concealed cistern WC. Chrome heated towel rail. Shaver socket. Partially tiled walls. Inset downlighters. Ceiling mounted extractor fan. Vinyl flooring.

Bedroom 2

9'2 x 8'8 (2.79m x 2.64m)  
Upvc double glazed window to the front. Radiator.

Bathroom

7'7 x 6'2 (2.31m x 1.88m)  
Suite comprising double ended bath with centre mounted mixer tap and hand held shower attachment, wall mounted wash hand basin with mixer tap and mirror above and concealed cistern WC. Chrome heated towel rail. Shaver socket. Inset downlighters. Ceiling mounted extractor fan. Vinyl flooring.

Parking

Allocated parking space for one car to the rear of the building.

Cycle & Bin Storage

Secure cycle storage room and bin storage area can both be accessed from the parking area.

Letterbox

Secure letterbox situated at the front of the building.

Tenure

This property is Leasehold.

The lease is 125 years from July 2011.

Ground rent £300 per annum.

Service charge £1,100 per annum.

Your legal representative will confirm these details on receipt of the management pack.

Council Tax

Band B: £1,791.42 2025/26  
We suggest interested parties make their own enquiries.

Dimensions & Floorplans

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Location & Amenities

Tesco Superstore (0.2 miles) approximately 5/6 minutes on foot.  
Sainsburys superstore (2 miles).

Bus services to local towns are available in nearby Millstrood Road.

Chestfield Medical Centre and Estuary View Medical Centre/Urgent Treatment and Minor Injury Units are both (1.8 miles).

Olympia Way provides easy access to the Crab & Winkle Way, a cycle and pedestrian pathway from Whitstable to Canterbury via Blean Woods (RSPB Nature reserve).

Picturesque Tankerton seafront together with an selection of shops, including a Post Office within Tesco Express (1.7 miles by car, approx 1.4 miles on foot).

Whitstable, a charming and unique coastal town, with its varied and interesting array of individual retailers, restaurants and colourful arts culture (less than 1.5 miles).

Major road links are easily accessible via the A299.

