

KE



20c Lambs Walk, Whitstable, CT5 4PJ

Offers In Excess Of £220,000

- Ground Floor Flat with it's Own Front Door
- Private Courtyard Garden
- Peaceful Area with Easy Access Into Town Centre & Seafront
- Three Bedroom
- Off Street Parking for Several Cars

20c Lambs Walk, Whitstable CT5 4PJ

This spacious, modern ground floor three bedroomed apartment set to the southern side of Whitstable with easy access to superstores Sainsbury's and Tesco's, Chestfield & Swalecliffe Station also well within catchment areas to local schools, makes the location increasingly desirable. This great apartment with its own direct, non communal entrance has accommodation comprising a comfortable lounge, modern fitted kitchen complete with appliances, bathroom and three bedrooms. There is also parking for several cars to the front and a private rear garden accessed via the front door.



Council Tax Band: A



GROUND FLOOR

Entrance Hallway

Lounge

13'7 x 11'4

Kitchen

10'5 x 8

Bedroom One

11'1 x 10'5

Bedroom Two

9'3 x 8'6

Bedroom Three

8'5 x 7'5

Bathroom

9'5 x 5'4

OUTSIDE

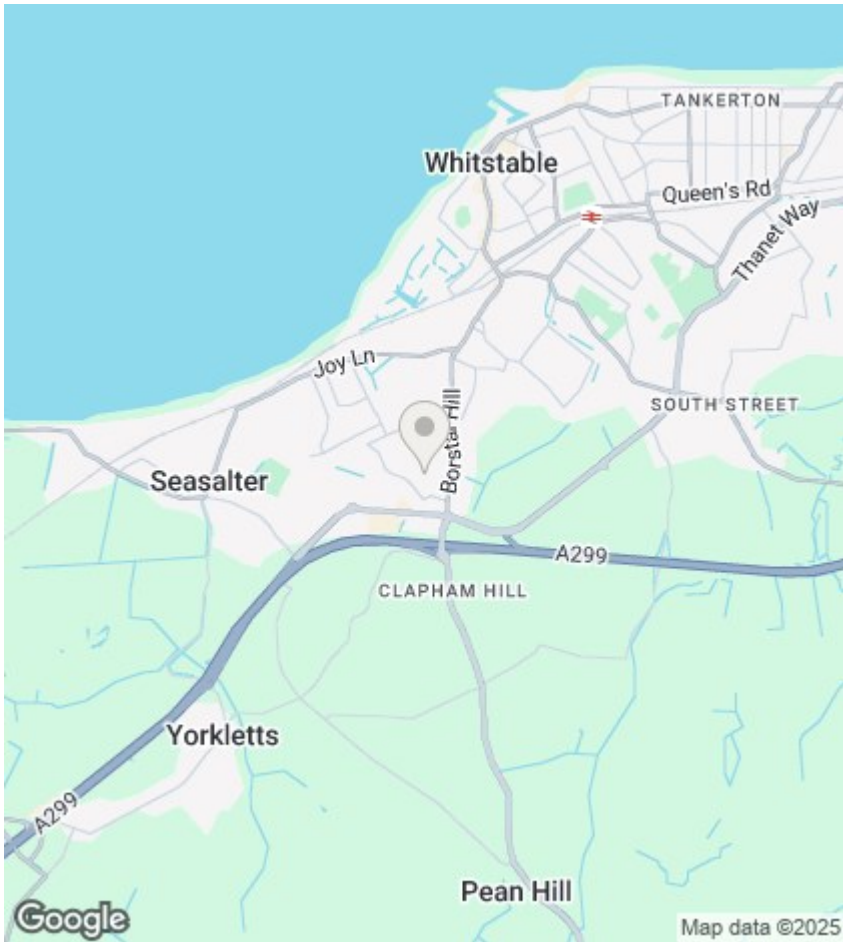
Off Road Parking

Rear Courtyard Garden

COUNCIL TAX BAND A

Lease Information

We are advised by the seller that there is in excess of 100 years remaining on the lease and that there are three apartments in the building. Each apartment pays £50.00 per annum for Ground Rent and approximately £300.00 per annum for maintenance.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 62.9 sq. metres (677.3 sq. feet)

