

# 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.



3



1



1



C

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**

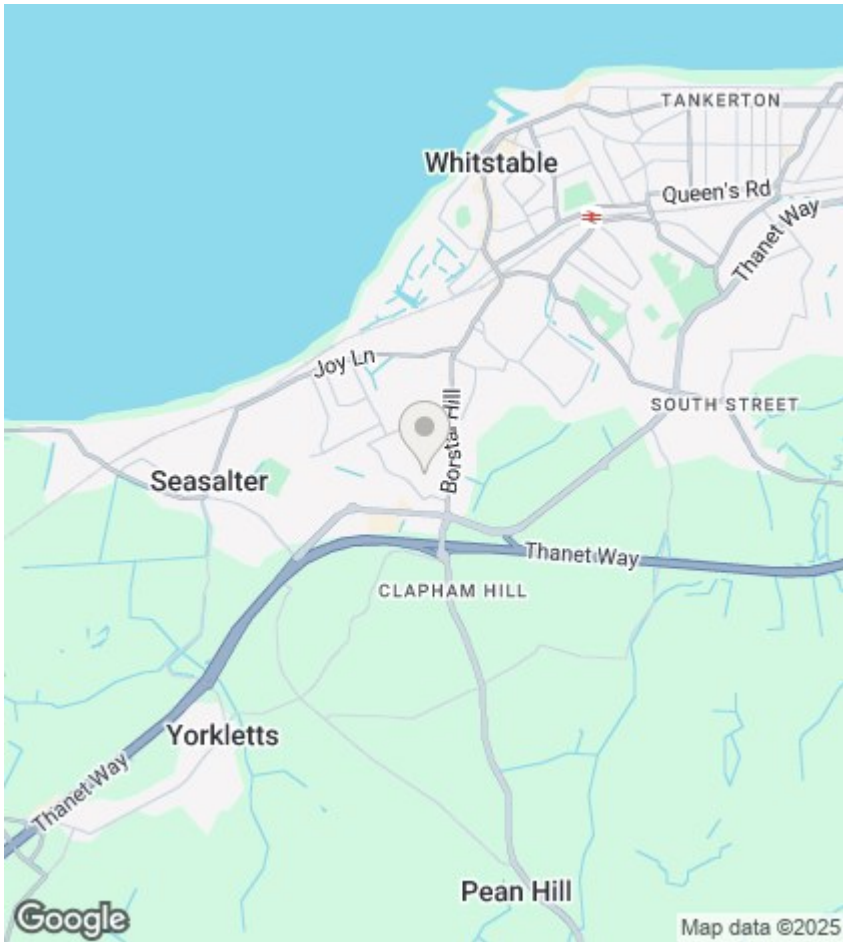
### **Rear Courtyard Garden**

## **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Ground Floor

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

