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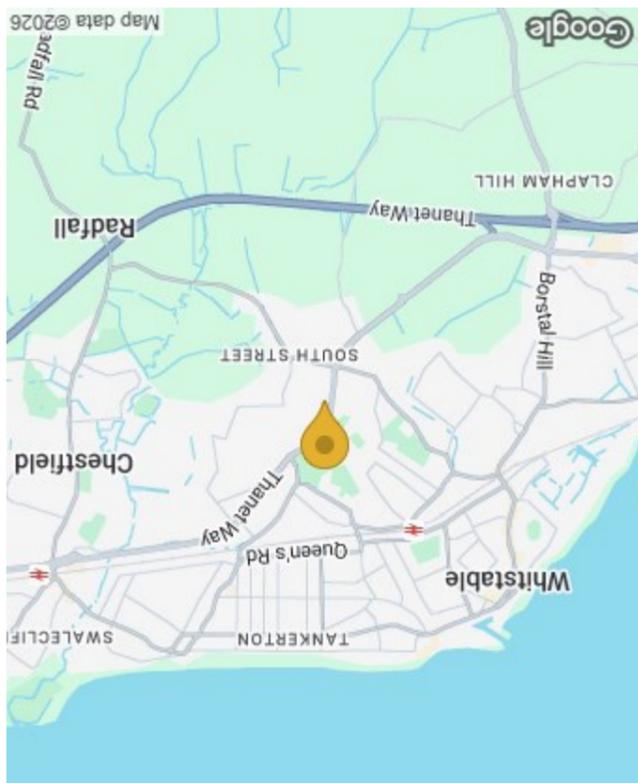


Energy Efficiency Rating	
Current	Potential
82	82

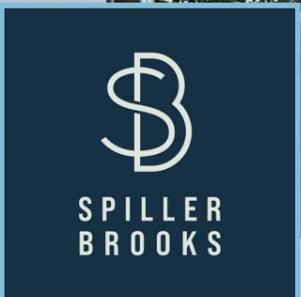
Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

Environmental Impact (CO ₂) Rating	
Current	Potential
G	G

EU Directive 2002/91/EC
 Not environmentally friendly - higher CO₂ emissions
 (1-20) G
 (21-38) F
 (39-54) E
 (55-68) D
 (69-80) C
 (81-91) B
 (92 plus) A
 Very environmentally friendly - lower CO₂ emissions



149 Olympia Way
Whitstable, CT5 3FP



Working for you and with you

149 Olympia Way Whitstable, CT5 3FP

2 PARKING SPACES

A delightful blend of modern living and convenience.

Situated within easy reach of Tesco superstore, your everyday shopping needs are just a stone's throw away.

This super second floor apartment is well presented throughout and ticks the all-important energy-efficient box.

There is plenty on offer with this home, a smart two-tone kitchen with integrated appliances which is both stylish and functional, bathroom and en-suite facilities and a large storage cupboard providing ample space for your belongings, ensuring a clutter-free environment.

Two dedicated parking spaces are a rare find together with a secure cycle store.

An ideal first time buy or investment opportunity, this apartment delivers low maintenance living within easy reach of a range of amenities and fashionable Whitstable, a favoured seaside town, offering a mix of coastal activities, cultural attractions, and culinary delights.

£215,000



Communal Entrance Hall

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

Entrance Hall

Solid door with spy hole. Extra large storage cupboard. Entry phone system. Thermostat control for central heating. Radiator with decorative cover. Double power point. Wood flooring.

Open Plan Lounge/Kitchen/Dining

20'1 x 11' (6.12m x 3.35m)

Kitchen/Dining Area: Wall, base and drawer units. Work surface with matching upstand and inset 1.5 bowl stainless steel sink unit with mixer tap. Integrated appliances: washer/dryer, fridge/freezer and slimline dishwasher. Ceramic hob with stainless steel splashback, stainless steel extractor hood above and electric single oven and grill below. Radiator.

Lounge Area: Full height Upvc double glazed window to the front. Cupboard housing Logic gas boiler. Radiator. Satellite, telephone, television and radio points.

Wood flooring and downlighters throughout.

Bedroom 1

11'11 x 11'3 narr to 9' front of wardrobes (3.63m x 3.43m narr to 2.74m front of wardrobes)

Upvc double glazed window to the front. Built-in double wardrobe with sliding mirrored doors. Radiator. TV point.

En-Suite Shower Room

7'6 into shower x 6'1 (2.29m into shower x 1.85m)

Suite comprising large fully tiled walk-in shower with glass screen, mains operated shower unit and fixed rainwater shower head, wash hand basin and concealed unit WC. Large fixed wall mounted mirror. Shaver socket. Chrome heated towel rail. Downlighters and extractor fan. Partially tiled walls and tiled floor.

Bedroom 2

9'7 x 8'10 (2.92m x 2.69m)

Upvc double glazed window to the front. Radiator.

Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Suite comprising double ended bath with tiled surround, wall mounted mixer tap and hand held shower attachment, wash hand basin and concealed cistern WC. Large fixed wall mounted mirror. Chrome heated towel rail. Shaver socket. Downlighters and extractor fan. Partially tiled walls and tiled floor.

Parking

Two allocated parking spaces.

Cycle and 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

The property is Leasehold.

The lease is 125 years from January 2011 - 110 years remaining.

Service Charge : £1,100 per annum.

Ground Rent : £300 per annum.

Your legal representative will confirm this information 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.

