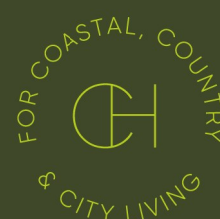


CHRISTOPHER HODGSON



Tankerton, Whitstable

£240,000 Leasehold – Share of Freehold



Tankerton, Whitstable

14 Tankerton Heights Tower Hill, Tankerton, Whitstable, Kent, CT5 2BW

A superb first floor apartment with views of the sea, forming part of this iconic period building which is situated in a prime position on Tankerton's favoured Tower Hill, at the top of Tankerton Slopes. A desirable central location, moments from shops and amenities, Tankerton seafront, and a short stroll to Whitstable mainline station (0.7 miles).

hall, a generous open-plan living room with kitchen, a double bedroom and a shower room.

The property benefits from allocated parking accessed via Park Avenue as well as a South facing communal garden to the rear of the building. No onward chain.

The accommodation is arranged to provide an entrance



LOCATION

Tower Hill is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. It is just a short stroll from popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

- Communal Hall
- Entrance Hall
- Living Room / Kitchen 16'1" x 12'7" (4.90m x 3.83m)
- Bedroom 1 13'3" x 9'9" (4.05m x 2.96m)
- Bathroom

OUTSIDE

- Communal Gardens
- Allocated Parking



LEASE

The property benefits from the remainder of a 999 year lease from 11th August 2001 (subject to confirmation by vendor's solicitor).

SHARE OF FREEHOLD

The property benefits from a share of the freehold (subject to confirmation by vendor's solicitor).

SERVICE CHARGE

We have been advised that the Service Charge for the year 2024/2025 will be £1,200 per annum (subject to confirmation by vendor's solicitor).

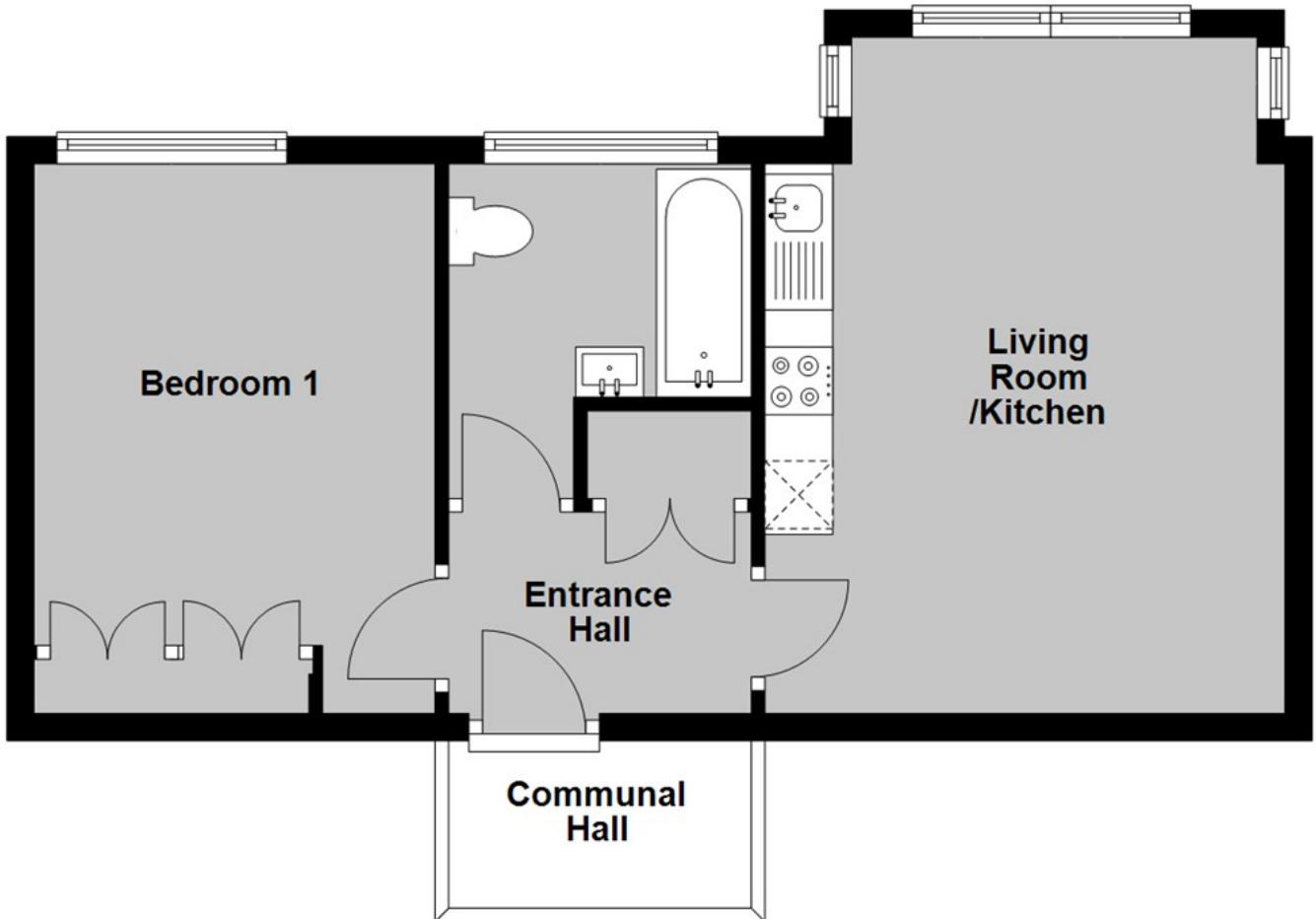
GROUND RENT

Nil



First Floor

Approx. 40.0 sq. metres (430.4 sq. feet)



Total area: approx. 40.0 sq. metres (430.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	71	76
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
England & Wales			

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

