The Barges Tower Parade, Whitstable, CT5 2BF

Offers in excess of £160,000

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A well-positioned one bedroom apartment located to the rear of this sought-after coastal development at The Barges, Tower Parade, Whitstable. This attractive property is offered as Leasehold with a Share of the Freehold and benefits from approximately 101 years remaining on the lease, making it an ideal purchase for first-time buyers, investors or those seeking a seaside retreat.

The apartment enjoys a peaceful setting within the building while being just moments from Whitstable's vibrant seafront and town centre amenities. Whitstable is a flourishing and fashionable coastal town, renowned for its famous oysters, excellent fish restaurants, attractive working harbour and stunning sunsets. An array of independent retailers, including stylish boutiques, delicatessens and artisan cafés, contribute to the town's unique and desirable lifestyle appeal.

Whitstable Castle and its beautifully maintained gardens are also nearby, offering the perfect setting to enjoy afternoon tea while overlooking landscaped grounds towards the sea.

Transport links are conveniently accessible, with regular bus services located at the front of the building providing easy access to neighbouring towns. Whitstable's mainline railway station, approximately 0.6 miles away, offers frequent services to London Victoria along with high-speed connections to London St Pancras, making the property suitable for commuters. The A299 Thanet Way is also easily reached, providing a dual carriageway link to the A2/M2 for wider travel across Kent and towards London.

This well-located apartment presents an excellent opportunity to acquire a home in one of Kent's most desirable seaside towns, combining coastal living with strong connectivity and lifestyle appeal.

Description

Living/Kitchen
17'22 x 11'11

Bedroom
11'1 x 9'80

Bathroom
6'4 x 5'4

Hall
6'4 x 5'61

Lease Details
Tenure: Leasehold
Lease remaining: 101 years
Full lease term: 125 years from 1 January 2002

Tenure Leasehold 101 Year Remaining

Council Tax Band A

EPC C - Expired - This has been commissioned

Service Charge
The service charge is payable in four quarterly payments in each financial year, and these are due on:
1st January, 1st April, 1st July and 1st October.
£252.00 per quarter
£1008 per annum

Floorplan Clause
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

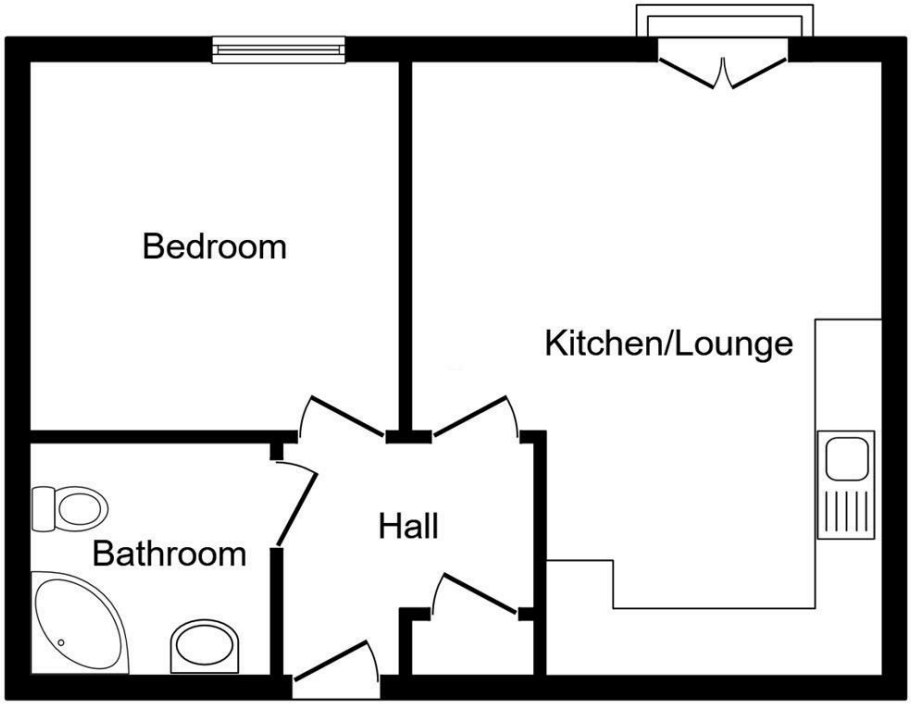
Agents Notes
Agents Notes:
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Location
Whitstable is one of Kent's most desirable seaside towns — blending relaxed coastal charm with vibrant culture, excellent food, and convenient connections to London. Popular with families, professionals, and second-home buyers alike, the town offers a unique lifestyle that balances tranquillity with modern convenience.
Whitstable is well connected for commuters and weekend travellers:

Direct high-speed trains to London St Pancras (approx. 1 hr 20 mins)
Easy road access via the A299 / M2
Nearby city amenities in Canterbury (10 minutes away)
Local boutiques, supermarkets, and essential services

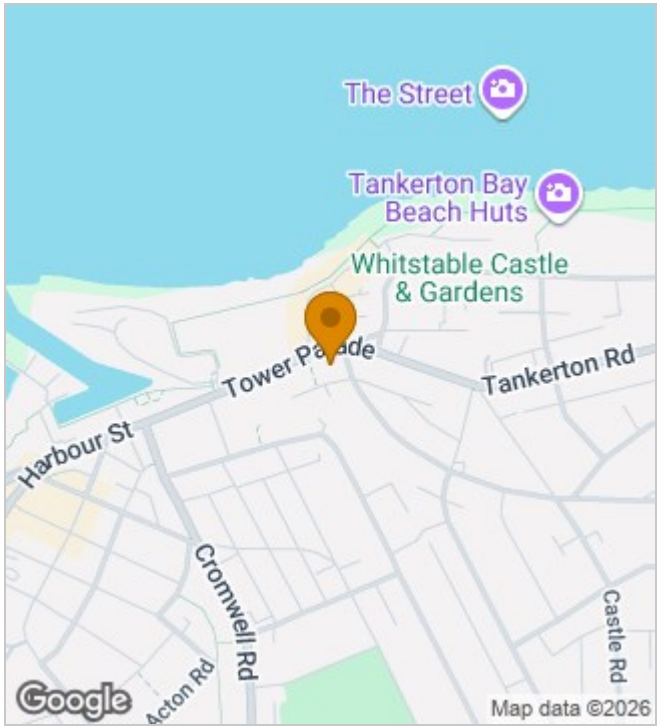
This makes it ideal for hybrid workers and London buyers seeking coastal balance.

AI-Generated Image Disclaimer
Please Note: Some images used within this property marketing have been digitally enhanced or generated using Artificial Intelligence (AI) for illustrative purposes. These images are intended to help prospective buyers or tenants visualise how the property could look when furnished, styled and lived in.
AI-generated or virtually staged images may include furniture, furnishings, decorative items, lighting, artwork and other lifestyle elements that are not included with the property. Where AI imagery has been used, it is for visualisation and marketing purposes only and



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
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		

England & Wales EU Directive 2002/91/EC

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