

CHRISTOPHER HODGSON



**Whitstable**

**£400,000** Leasehold

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Whitstable

## *Apartment 4, Beach Walk House, Beach Walk, Whitstable, Kent, CT5 2BP*

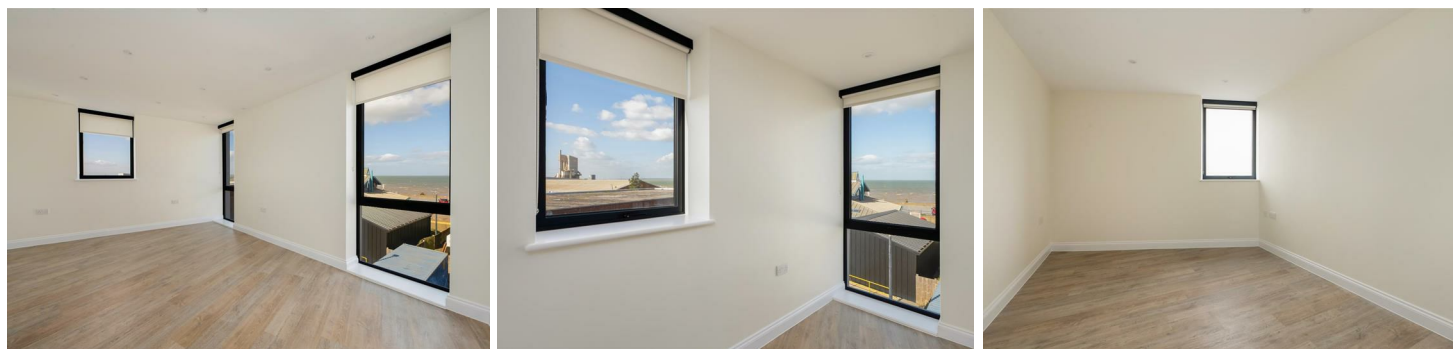
A two-bedroom second-floor apartment forming part of this prestigious new development of seven luxury apartments situated in a prime central location, moments from the seafront, shops and amenities, and accessible to Whitstable station.

This striking contemporary building features smart grey cladding and contrasting light brickwork beneath an aluminium roof. The development has been finished to a high specification throughout with stylish kitchens and bathrooms, and the building is serviced by a lift to all floors.

Apartment 4 provides bright, open-plan living accommodation comprising a spacious living room with contemporary kitchen, two bedrooms, and a stylish shower room.

The apartment also benefits from one allocated parking space and the use of a cycle store.

Available to view by appointment with Christopher Hodgson Estate Agents.



### LOCATION

Tower Parade is a convenient and desirable location just a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

### ACCOMMODATION

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

### SECOND FLOOR

- Entrance Hall
- Living Room/Kitchen 19'4" x 17'0" (5.89m x 5.18m)
- Bedroom 1 15'1" x 10'4" (4.60m x 3.15m)
- Bedroom 2 13'3" x 12'9" (4.04m x 3.89m)
- Bathroom 10'5" x 6'1" (3.18m x 1.85m)

### LEASE

Each apartment is being sold with a new 125 year lease (subject to confirmation from vendor's solicitors)

### GROUND RENT

Nil (subject to confirmation from vendor's solicitors)

### SERVICE/MAINTENANCE CHARGE

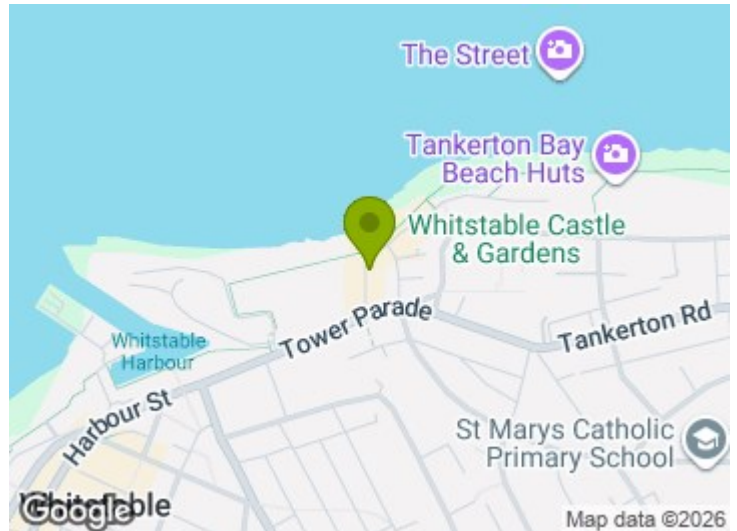
We are advised that the service charge for the first year will be £1,320 (subject to confirmation from vendor's solicitors)

### WARRANTY

10 Year insurance backed structural warranty provided by Build-Zone.

### GENERAL SPECIFICATION

Kitchens



- Work surfaces, upstands and splashbacks in white Quartz
- Integrated appliances consisting of:-
  - Fridge/freezer
  - Induction hob with induction hood above
  - Single oven
  - Dishwasher
  - Washing machine
- Undermounted white ceramic Butler sink with chrome mixer tap
- Switch plates and sockets in chrome

#### Bathrooms

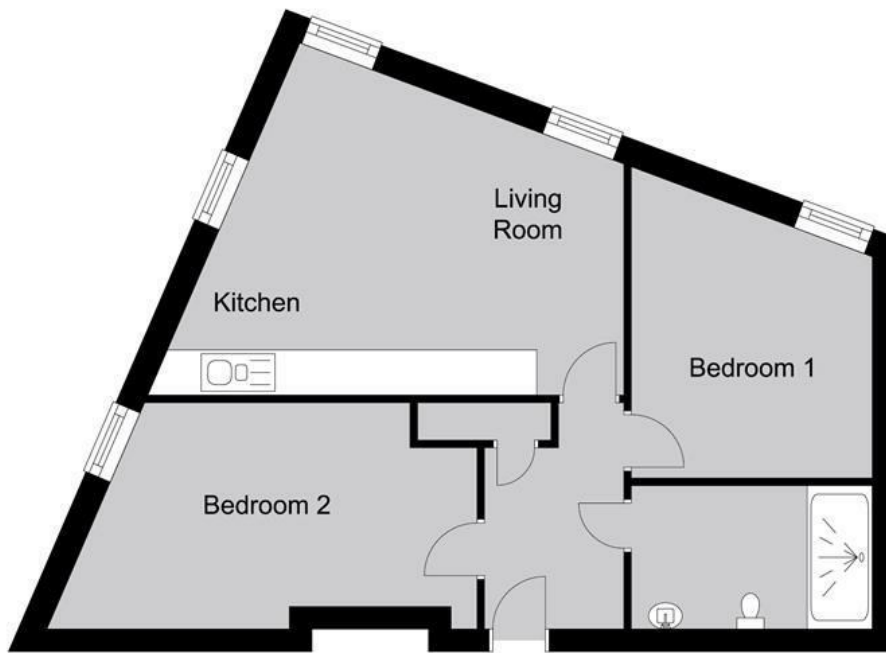
- High-quality sanitary ware
- Walk-in shower cubicle with rainfall shower
- Electric heated towel rails in chrome
- Wall-hung wash basin with storage cupboard

#### General

- Passenger lift serving all floors
- Air source heat pump providing heating and hot water
- Zonally controlled underfloor heating

- Triple-glazed powder-coated aluminium windows
- Luxury vinyl tile flooring throughout
- White linear style internal doors with chrome furniture
- Recessed Colour Adjustable (cool/warm) LED downlighters to all rooms
- BT points (selected rooms)
- Video door entry system
- Full fibre broadband installed (subscription required)
- Mechanical Extract Ventilation System (MEV)
- Dedicated EV charging point to each allocated parking space
- Secure cycle storage

# Apartment 4 Second Floor



Main area: Approx. 61.0 sq. metres (656.6 sq. feet)

## Council Tax Band TBC

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	Target
100 kWh/m <sup>2</sup> /year (space heating and water heating)	A	84	84
71 kWh/m <sup>2</sup> /year	B		
51 kWh/m <sup>2</sup> /year	C		
31 kWh/m <sup>2</sup> /year	D		
11 kWh/m <sup>2</sup> /year	E		
1 kWh/m <sup>2</sup> /year	F		
0 kWh/m <sup>2</sup> /year	G		

England & Wales  
EPC Directive  
2002/91/EC

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