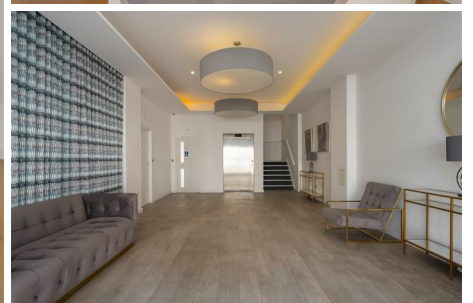


CHRISTOPHER HODGSON



Whitstable
£300,000 Leasehold



Whitstable

Apartment 22, Chaucer House, Wheatley Road, Whitstable, Kent, CT5 1FT

A contemporary second floor apartment forming part of this prestigious landmark building in the heart of central Whitstable, with the benefit of a garage and lift access. Chaucer House is ideally situated only 500 metres from Whitstable station and within close proximity of the bustling High Street, working Harbour and pebble beach.

This spacious apartment has been finished to a high specification throughout with premium fixtures and fittings, engineered oak flooring and underfloor heating.

The generous accommodation totals 1072 sq ft (99.6 sq m) and is arranged to provide an open-plan living space incorporating a kitchen area with integrated appliances, two generous double bedrooms with built-in wardrobes, and two sleek bathrooms including an en-suite shower room to the principal bedroom.

A single garage with a useful mezzanine area, ideal for storage, is accessed from Wheatley Road. No onward chain.



LOCATION

Wheatley Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (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:

SECOND FLOOR

- Entrance Hall
- Living Room/Kitchen 23'4" x 32'3" (7.12m x 9.85m)
- Bedroom 1 16'1" x 10'5" (4.92m x 3.18m)
- En-Suite Shower Room

- Bedroom 2 18'4" x 9'6" (5.61m x 2.91m)

- Bathroom

OUTSIDE

- Garage 17'9" x 9'2" (5.43m x 2.80m)

Ground Rent

£150 per annum (subject to confirmation from the vendors solicitor).

Lease

The property is being sold with the remainder of a 999 years from and including 1 January 2017 (subject to confirmation from the vendors solicitor).

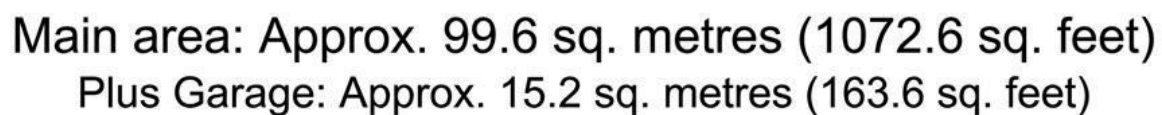
Service Charge

We have been advised that the Service Charge (to include buildings insurance) for the year 2026 will be £2,630.89 (subject to confirmation from vendors solicitor).



Main area: approx. 99.6 sq. metres (1072.6 sq. feet)

Main area: approx. 15.2 sq. metres (163.6 sq. feet)



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