

CHRISTOPHER HODGSON



Tankerton, Whitstable

£425,000 Leasehold - Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 10 Leander Court Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

A beautifully presented first floor apartment forming part of this prestigious period building, conveniently positioned in a central Tankerton location moments from shops, bus routes, Tankerton slopes and seafront (320 metres distant) and within close proximity to Whitstable station which is less than a mile distant.

The exceptionally spacious accommodation totals approximately 1135 sq ft (106 sq m) and is arranged to provide an entrance hall, sitting room with Juliette balcony overlooking the communal gardens, smartly fitted

kitchen with integrated appliances, utility room, two double bedrooms, a generous and stylish bathroom and an en-suite shower room to the principal bedroom. The property also benefits from a secure storage facility located in the basement.

Outside there are beautifully landscaped communal gardens and a car port providing allocated parking for one vehicle. Share of freehold. No onward chain.



Location

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes.

Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

Accommodation

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

- Entrance Hall 20'6" x 12'0" (6.25m x 3.66m)
- Sitting/Dining Room 19'5" x 14'11" (5.92m x 4.57m)
- Kitchen/Breakfast Room 15'1" x 8'6" (4.62m x 2.61m)

- Utility Room 8'7" x 4'9" (2.62m x 1.45m)
- Bedroom 1 16'9" x 12'7" (5.11m x 3.84m)
- En-Suite Shower Room
- Bedroom 2 12'6" x 9'1" (3.82m x 2.76m)
- Bathroom 12'7" x 6'11" (3.86m x 2.11m)

Parking

The property benefits from one allocated parking space located under a car port to the rear of the development, which is accessed via electronically operated gates from Graystone Road.

Storage

The apartments benefit from a further storage area located in the basement of the building.

Communal Gardens

The property benefits from the shared use of landscaped communal gardens located to the rear of the building.

Share of Freehold

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



Lease

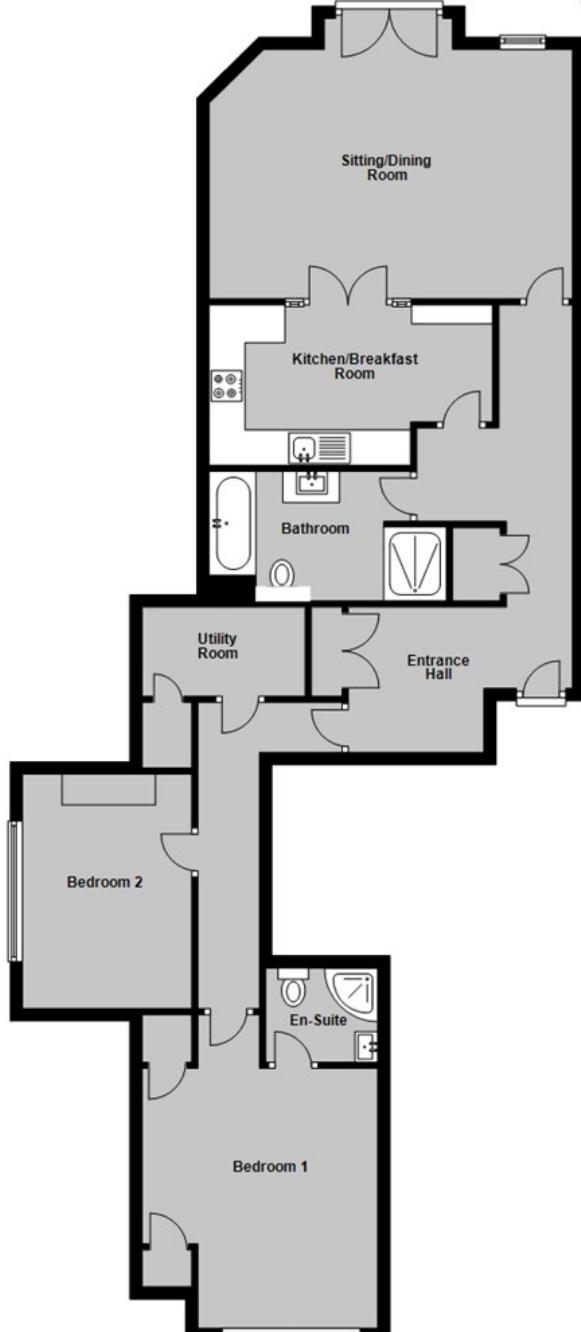
125 year lease created in 2008 (subject to confirmation from vendor's solicitors).

Service/Maintenance charge

£2,255.82 per annum for period 2025/2026 (subject to confirmation from vendor's solicitors).

First Floor

Approx. 105.6 sq. metres (1136.7 sq. feet)



Total area: approx. 105.6 sq. metres (1136.7 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53.

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 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.

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



Energy Efficiency Rating		Current	Future
Very energy efficient - near zero energy consumption			
Band A	B		
Band B	C	75	79
Band C	D		
Band D	E		
Band E	F		
Band F	G		
Not energy efficient - higher energy consumption			
England & Wales		2005/16/EC	EU Directive