

CHRISTOPHER HODGSON



Whitstable

£175,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

137 Olympia Way, Whitstable, Kent, CT5 3FP

A contemporary ground floor apartment forming part of the desirable Swale Park development, conveniently situated for access to Tesco supermarket, schools, bus routes, Whitstable station (1.1 miles) and High Street (1.3 miles).

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan kitchen/living

room incorporating a smartly fitted kitchen area with integrated appliances, a double bedroom with built-in wardrobe and a stylish bathroom.

The apartment benefits from one allocated parking space and the use of a secure cycle store. No onward chain.



LOCATION

Olympia Way forms part of a desirable modern development, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room/Kitchen 19'8" x 14'8" (6.00m x 4.49m)
- Bedroom 11'6" x 10'8" (3.51m x 3.26m)
- Bathroom 7'10" x 7'10" (2.39m x 2.39m)

• Parking

One allocated parking space.

Lease

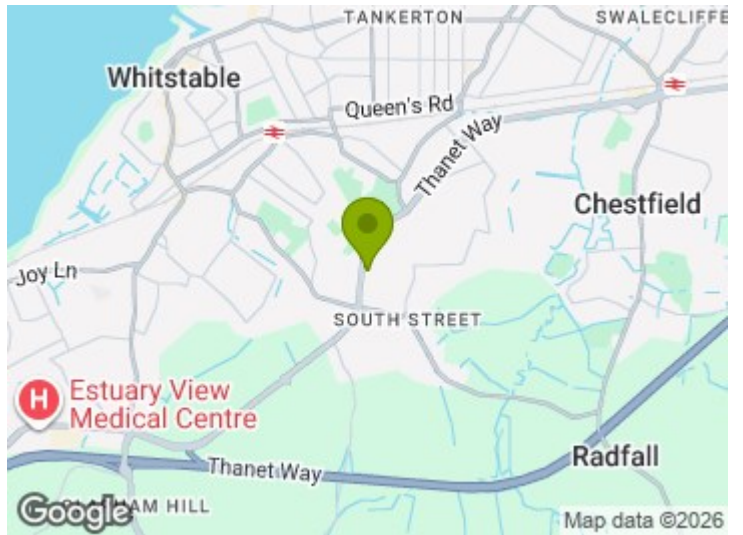
The property is being sold with the remainder of a 125 year lease granted on 1st January 2011 (subject to confirmation from vendor's solicitor).

Ground Rent

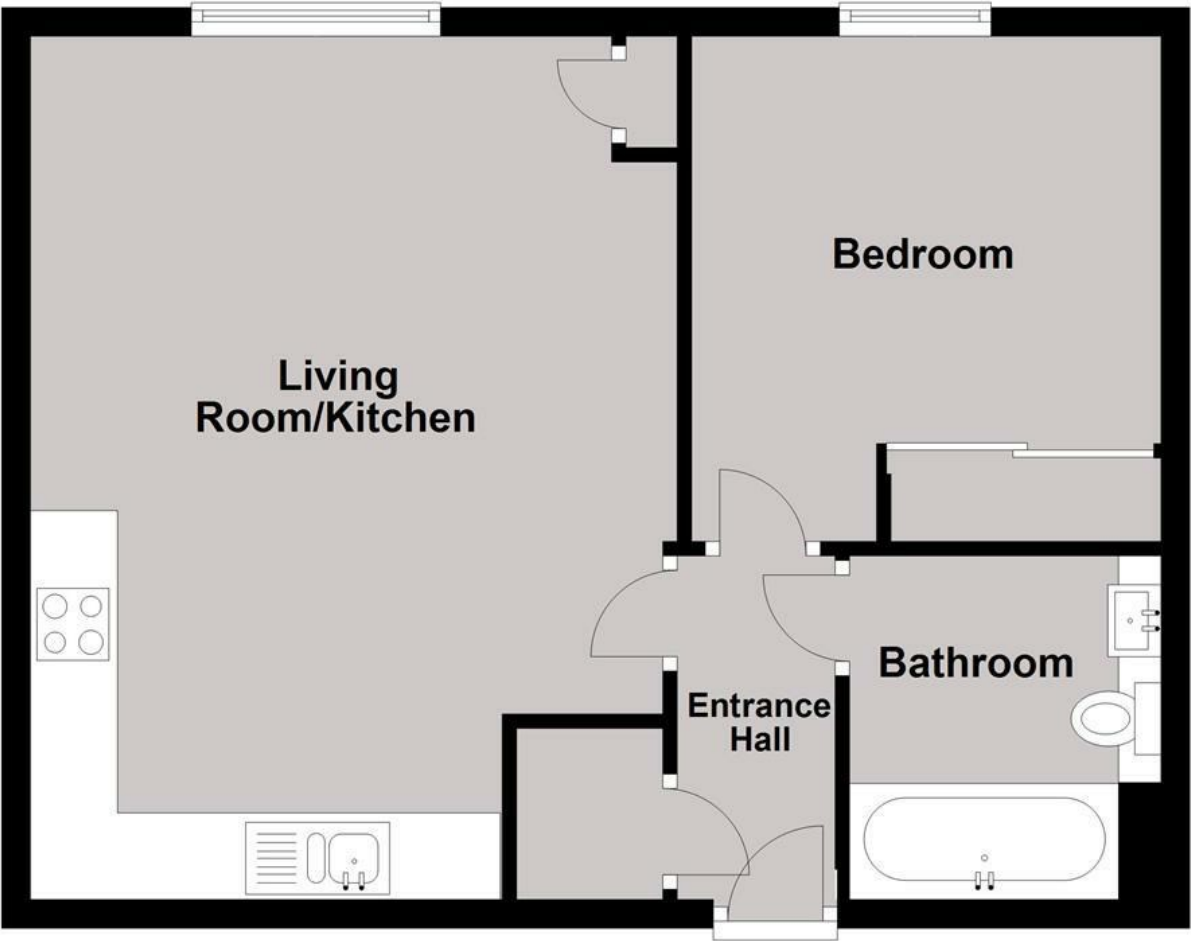
We have been advised that the Ground Rent for 2025/2026 will be £250 per annum (subject to confirmation from vendor's solicitor).

Service Charge

We have been advised that the Service Charge for the year 2025/2026 will be £900 (subject to confirmation from vendor's solicitor).



Ground Floor



Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
Energy efficient - lower rating code	Energy efficient - higher rating code
Energy A	Energy G
Energy B	Energy H
Energy C	Energy I
Energy D	Energy J
Energy E	Energy K
Energy F	Energy L
Energy G	Energy M
Energy H	Energy N
Energy I	Energy O
Energy J	Energy P
Energy K	Energy Q
Energy L	Energy R
Energy M	Energy S
Energy N	Energy T
Energy O	Energy U
Energy P	Energy V
Energy Q	Energy W
Energy R	Energy X
Energy S	Energy Y
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Energy DQ	Energy DW
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Energy DU	Energy EA
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Energy EB	Energy EH
Energy EC	Energy EI
Energy ED	Energy EJ
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Energy EF	Energy EL
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Energy II	Energy IO
Energy IJ	Energy IP
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Energy IM	Energy IS
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Energy PO	Energy PU
Energy PP	Energy PV
Energy PQ	Energy PW
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Energy RP	Energy RV
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Energy SC	Energy SI
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Energy SE	Energy SK
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Energy SH	Energy SN
Energy SI	Energy SO
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Energy SM	Energy SS
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Energy SS	Energy SY
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Energy TF	Energy TL
Energy TG	Energy TM
Energy TH	Energy TN
Energy TI	Energy TO
Energy TJ	Energy TP
Energy TK	Energy TQ
Energy TL	Energy TR
Energy TM	Energy TS
Energy TN	Energy TT
Energy TO	Energy TU
Energy TP	Energy TV
Energy TQ	Energy TW
Energy TR	Energy TX
Energy TS	Energy TY
Energy TT	Energy TZ
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Energy TV	Energy UB
Energy TW	Energy UC
Energy TX	Energy UD
Energy TY	Energy UE
Energy TZ	Energy UF
Energy UA	Energy UG
Energy UB	Energy UH
Energy UC	Energy UI
Energy UD	Energy UJ
Energy UE	Energy UK
Energy UF	Energy UL
Energy UG	Energy UM
Energy UH	Energy UN
Energy UI	Energy UO
Energy UJ	Energy UP
Energy UK	Energy UQ
Energy UL	Energy UR
Energy UM	Energy US
Energy UN	Energy UT
Energy UO	Energy UU
Energy UP	Energy UV
Energy UQ	Energy UW
Energy UR	Energy UX
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Energy VA	Energy VG
Energy VB	Energy VH
Energy VC	Energy VI
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Energy WT	Energy WZ
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