

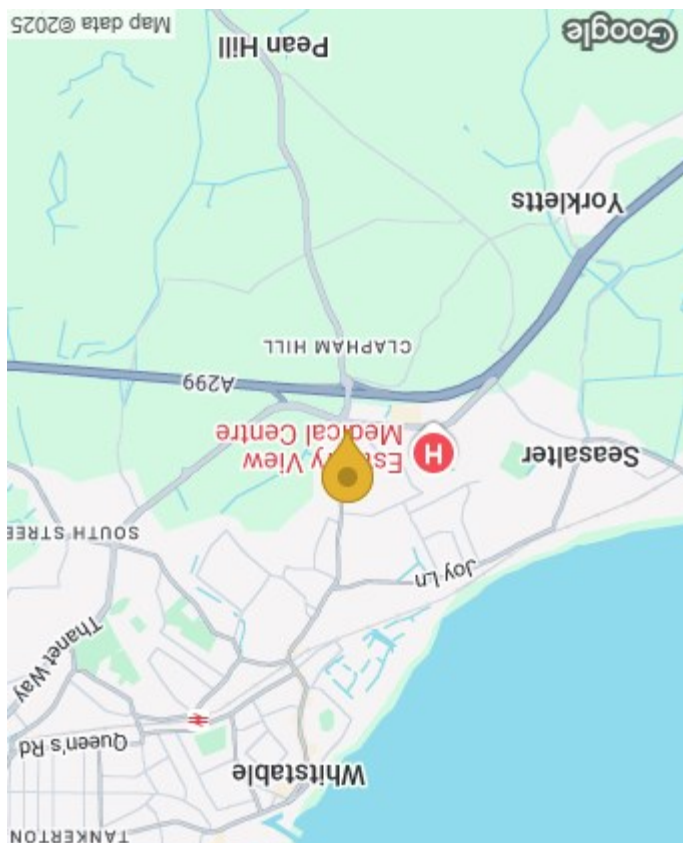


Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

Energy Efficiency Rating	
Current	Potential
82	82

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
G	G



6 Bluefield Mews  
Whitstable, CT5 4QN



Working for you and with you

## 6 Bluefield Mews Whitstable, CT5 4QN

Chain free sale.

Forming part of an attractive development, this purpose built and deceptively spacious apartment benefits from an excellent energy efficiency rating 'B', share of the freehold and a 999-year lease from 2002.

The apartment comprises two good size double bedrooms, lounge/diner with Juliette balcony overlooking the communal rear garden, a fitted kitchen and bathroom.

Outside there are well maintained communal gardens, a garage and an allocated parking space; all highly sought after assets.

Situated just off Borstal Hill, there is easy access to the A299/M2 and regular bus services to Whitstable, Canterbury and Herne Bay are almost on the doorstep (570 yards).

This is an ideal, easy to manage apartment for home movers wishing to downsize or invest, or a first step on the property ladder.

**£250,000**



### Property Particulars Awaiting Vendor Approval

#### Communal Entrance Hall

Part glazed entrance door to communal entrance hall. Sensor lighting. Stairs up to the first and second floors.

#### Entrance Hall

Solid front door with spy hole. Radiator. Entry phone system. Consumer unit above the front door. Inset coconut mat.

#### Sitting/Dining Room

14'7 x 12' (4.45m x 3.66m)

Upvc double glazed windows to the front and two sets of Upvc double glazed doors to the front opening to a Juliette balcony. Two radiators. Telephone point. Coved ceiling.

#### Kitchen

12' x 8'9 (3.66m x 2.67m)

Upvc double glazed window to the rear. Range of matching wall, base and drawer units. Pull out corner cupboard. Laminate worktop with inset 1½ bowl stainless steel sink unit with mixer tap. Electric double oven. Electric hob with extractor hood above. Wine rack. Integrated washing machine. Wall mounted combination boiler. Radiator. Part tiled walls. Tiled floor. Spotlights. Coved ceiling.

#### Bedroom 1

13'2 max x 14'8 (4.01m max x 4.47m)

Upvc double glazed windows to the front. Radiator. Power points. Coved ceiling.

#### Bedroom 2

13'6 max x 12'8 (4.11m max x 3.86m)

Upvc double glazed windows to the rear. Radiator. Power points. Coved ceiling.

#### Bathroom

10'4 x 6'3 (3.15m x 1.91m)

Upvc double glazed frosted window to the rear. Suite comprising bath with mixer tap, hand held shower attachment and tiled walls, pedestal wash hand basin with splash back tiling and close coupled WC. Spot lights. Extractor fan. Vinyl flooring.

#### Garage

19'6 x 8'11 (5.94m x 2.72m)

Up and over door to the front.

#### Parking

Allocated parking space.

#### Exterior

Neatly maintained gardens and block paved driveway.

#### Tenure

This property is Leasehold/Share of the Freehold

999 years from 2002 : 977 years remaining.

Service Charge : £955 per annum (2024)

Ground Rent : Nil

This information will be verified at the time of a transaction by the solicitors.

#### Council Tax Band

Band B : £1,791.42 2025/26 (may we respectfully suggest that interested parties make their own enquiries).

#### Location & Amenities

Vibrant Whitstable town centre (just over a mile) offers a diverse range of boutique shops, café bars and highly regarded restaurants specialising in local seafood.

Prospect Retail Park which includes a Marks & Spencer Foodhall, Home Bargains, Aldi, Pets At Home and Halfords (0.4 miles) approximately 8-10 minutes on foot.

Canterbury (6 miles) and Westwood Cross (19 miles) provide extensive shopping and leisure facilities.

The mainline railway station (1.5 miles) provides frequent services to London Victoria & London St Pancras.

The A299 Thanet Way is easily accessible and provides links to the A2/M2.

