



Tankerton, Whitstable

£185,000 Leasehold

A comfortably proportioned first and second floor duplex apartment forming part of a desirable development in the heart of central Tankerton.

The property is conveniently situated for access to shops, schools, bus routes, the seafront (0.4 of a mile distant) and Whitstable mainline railway station (0.4 of a mile distant).

The property offers light and spacious accommodation arranged over two floors to provide an entrance hall, sitting/dining room, separate kitchen, 2 bedrooms and a bathroom. The master bedroom enjoys views across Whitstable bay towards the Isle of Sheppey in the distance. To the rear of the building the apartment benefits from access to communal gardens and one allocated parking space. No onward chain.



...for Coastal, Country & City living.

Tankerton, Whitstable

Flat 11 The Cloisters, Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. Whitstable is less than 1 mile distant and provides a good range of shopping facilities as well as fashionable restaurants and recreational amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.



The accommodation and approximate measurements are:

Communal Entrance Hall

Staircase to first floor. Door to:-

Entrance Hall

13' 9 x 5' 10 (4.19m x 1.78m) at maximum points. Entered via timber panelled door. Staircase to first floor with understairs storage cupboard. Telephone entry system. Radiator. Doors to :-

Sitting/Dining Room

14' 7 x 13' 6 (4.45m x 4.11m) at maximum points. Opening to kitchen. UPVC and double glazed window to side. UPVC and double glazed window to rear. Radiator.

Kitchen

8' 0 x 6' 10 (2.44m x 2.08m) Measurements inclusive of a range of contemporary base cupboard and drawer units with integrated fridge/freezer, Electrolux electric oven and washing machine. Roll top work surfaces inset with four burner gas hob. Stainless steel sink and drainer unit with mixer tap above and tiled splashbacks behind. A co-ordinating range of wall cupboards with filter hood above hob. Wall mounted gas boiler supplying domestic hot water and central heating. UPVC and double glazed window to side. Recessed halogen lighting. Radiator.

Bedroom 2

10' 2 x 8' 6 (3.10m x 2.59m) narrowing to 6' (1.83m)
UPVC and double glazed window to side. Radiator.

Bathroom

8' 2 x 5' 2 (2.49m x 1.57m) at maximum points.
Panelled bath with wall mounted shower attachment.
Low Level W.C. Pedestal wash basin. Tiled walls to half height. Extractor fan. Radiator.

Second Floor Landing

Door to:-

Bedroom 1

15' 0 x 13' 2 (4.57m x 4.01m) at maximum points.
UPVC and double glazed window to rear. Eaves storage cupboard. UPVC and double glazed window to side with far reaching views across Whitstable Bay towards the Isle of Sheppey in the distance. Radiators.

Communal Gardens

Laid predominantly to lawn with borders stocked with mixed planting and shrubs. Seating area. Communal rotary washing line. Storage unit. Bin store. Outside tap. Security lighting.

Parking

The property benefits from one allocated parking space. There is additional visitor parking for guests.

Lease

We have been advised that the property has the remainder of a 125 year lease, created in 1998 (subject to confirmation by vendors solicitors).

Service/Maintenance

We have been advised that the annual maintenance charge is in the region of £480 per annum, to include building insurance, cleaning of common areas and electricity for common areas (subject to confirmation from vendors solicitor).

Ground Rent

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

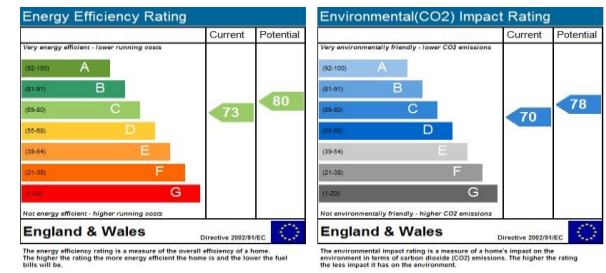
Council Tax

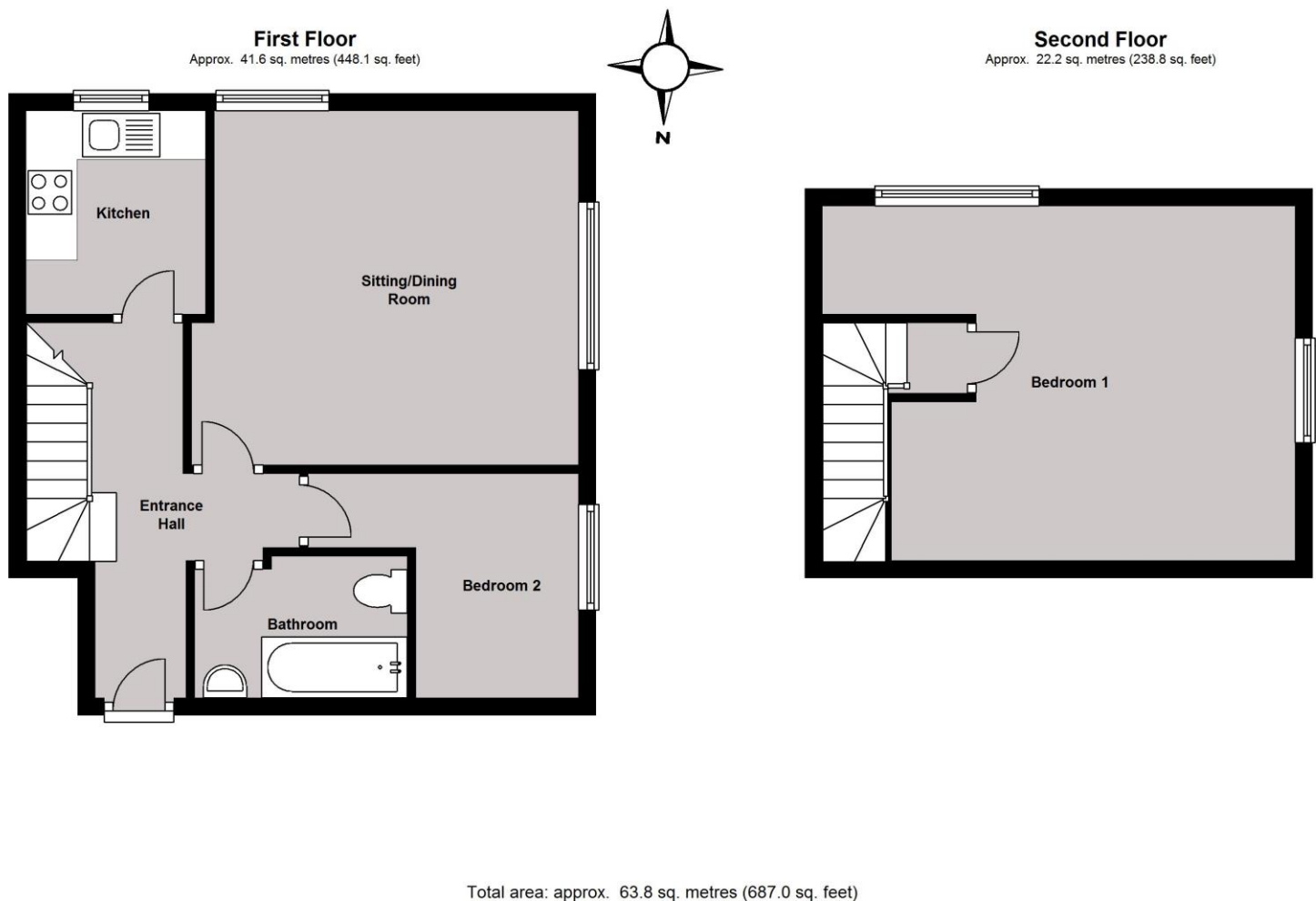
We are advised by the Valuation Office (www.voa.gov.uk) that the property is currently within Council Tax Band A. The amount payable under tax band A for the year 2016/2017 is £1034.67.





Energy Performance Certificate





Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. t: 01227 266441

Christopher Hodgson Estate Agents for itself and as agent 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 buyer.