Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Swalecliffe, Whitstable

£239,950 Leasehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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Swalecliffe, Whitstable

Flat 11 St Johns Place 96 St. Johns Road, Swalecliffe, Whitstable, Kent, CT5 2SE

A purpose built second floor apartment, conveniently positioned close to shops and amenities, Sainsbury's supermarket, less than 500 metres from Chestfield and Swalecliffe station and within close proximity of the seafront.

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room open-plan to a smartly fitted kitchen with integrated appliances, two double bedrooms and a bathroom.

The property benefits from one allocated parking space located to the rear of the building, in a secure gated car park accessed from St Johns Road. No onward chain.

Location
St Johns Place is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and just a 0.5 miles from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 mins). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accomodation
The accommodation and approximate measurements are:

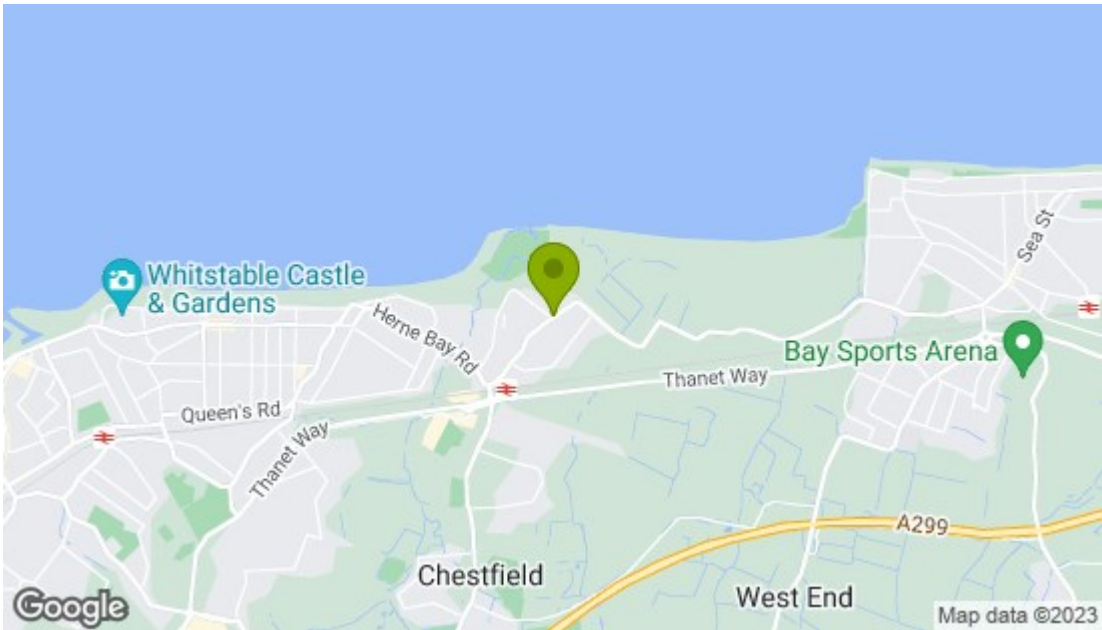
- **Entrance Hall**
  11'3" x 3'4" (3.44m x 1.02m)
  at maximum points
- **Living Room / Kitchen**
  19'4" x 18'6" (5.90m x 5.63m)
  at maximum points
- **Bathroom**
  6'4" x 5'7" (1.95m x 1.72m)
  at maximum points
- **Bedroom 1**
  14'11" x 13'8" (4.57m x 4.17m)
  at maximum points
- **Bedroom 2**
  11'1" x 7'7" (3.40m x 2.33m)
  at maximum points

Parking
One allocated parking space in a secure gated car park accessed from St Johns Road.

Lease
The property will be sold with the benefit of a new 99 year lease (subject to confirmation from the vendor's solicitor).

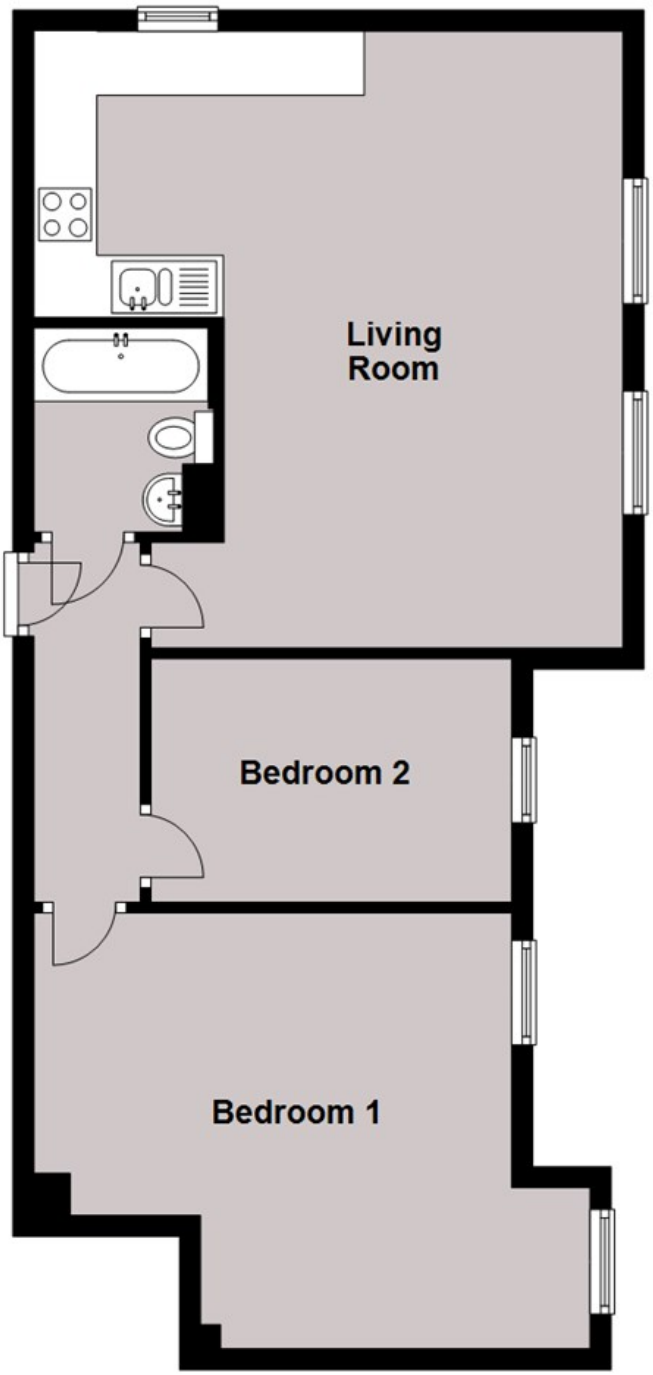
Service/Maintenance Charge
The annual service charge for 2022/2023 is £1,175 (subject to confirmation from the vendor's solicitor).

Ground Rent
£100 per annum (subject to confirmation from vendor's solicitor).



Second Floor

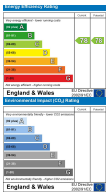
Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93

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



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