

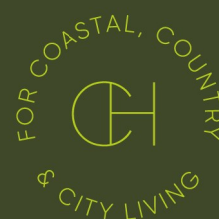
# CHRISTOPHER HODGSON



**Whitstable**

**£215,000**

Leasehold



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# Whitstable

## *Apartment 1, Chaucer House, Wheatley Road, Whitstable, Kent, CT5 1FT*

A contemporary first floor apartment forming part of this prestigious landmark building in the heart of central Whitstable, with the benefit of allocated parking and lift access. Chaucer House is ideally situated only 500 metres from Whitstable station and within close proximity of the bustling High Street, working Harbour and pebble beach.

This spacious apartment has been finished to a high specification throughout with premium fixtures and fittings, engineered oak flooring and underfloor heating. The generous accommodation totals 573 sq ft (53.3 sq m)

and is arranged to provide a a double aspect open-plan living area incorporating a kitchen area with integrated appliances, a South facing balcony, a generous double bedroom with built-in wardrobes, and a sleek modern bathroom. No onward chain.



### LOCATION

Wheatley Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

- Communal Hall 11'4" x 5'1" (3.46m x 1.56m)
- Entrance Hall
- Living Room 24'2" x 14'1" (7.36m x 4.30m)
- Kitchen Area 14'1" x 5'1" (4.29m x 1.55m )
- Balcony 27'0" x 3'3" (8.23m x 0.99m )

- Bedroom 12'6" x 11'3" (3.81m x 3.43m)

- Bathroom

### Parking

There is one allocated parking space to the rear of the building (numbered 23).

### Ground Rent

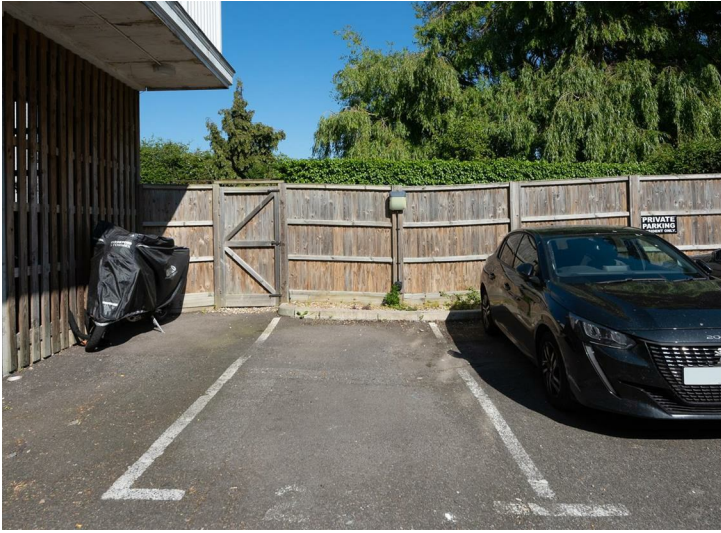
£150 per annum (subject to confirmation from the vendors solicitor).

### Lease

The property is being sold with the remainder of a 999 years from and including 1 January 2017 (subject to confirmation from the vendor's solicitor).

### Service Charge

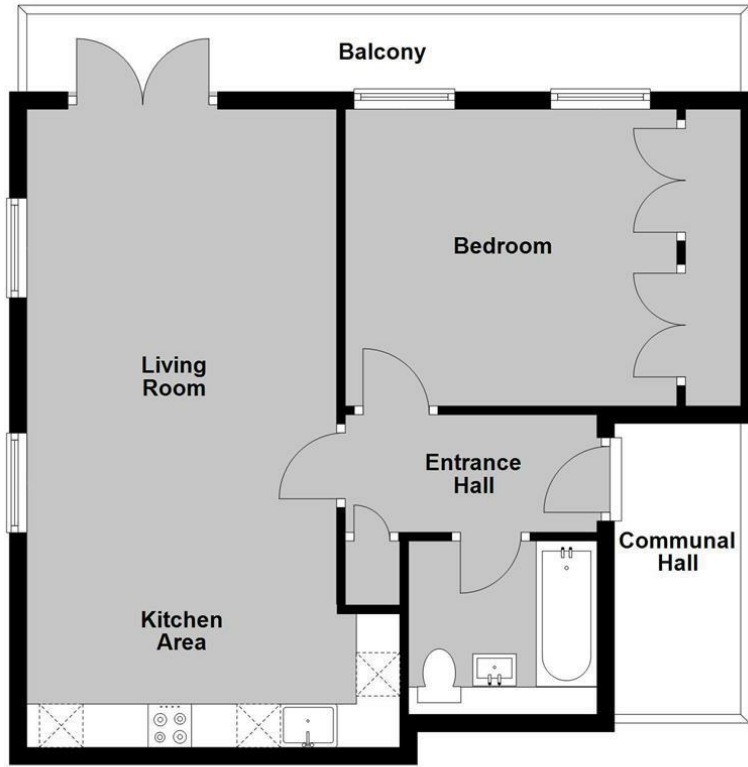
We have been advised that the Service Charge (to include buildings insurance) for the year 2025/2026 will be £1,373 (subject to confirmation from vendor's solicitor).





### First Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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| Energy Efficiency Rating        |   | Current | Target |
|---------------------------------|---|---------|--------|
| 100 Energy efficient - Green    | A | 84      | 84     |
| 75 Energy efficient - Yellow    | B |         |        |
| 50 Energy efficient - Orange    | C |         |        |
| 25 Energy efficient - Red       | D |         |        |
| 10 Energy efficient - Dark Red  | E |         |        |
| 5 Energy efficient - Red-Orange | F |         |        |
| 1 Energy efficient - Red        | G |         |        |

England & Wales  
EPC Directive 2002/91/EC

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