



CHRISTOPHER HODGSON

Tankerton, Whitstable

Apartment 5, 1 Gloucester Road, Tankerton, Whitstable, Kent, CT5 2DS

Leasehold – Share of Freehold

A one bedroom ground floor apartment forming part of this attractive new development, ideally situated in a prime location within central Tankerton, moments from the seafront, shops and amenities, and easily accessible to Whitstable station.

This striking building occupies an elevated position on a peaceful residential road, from where it commands far reaching views across Whitstable and towards the sea in the distance.

Apartment 5 benefits from bright, open-plan living accommodation finished in smart contemporary style throughout, totalling 441 sq ft (41 sq m). There is an open-plan living room with contemporary kitchen, a double bedroom, a shower room, and a large storage cupboard.

The apartment also benefits from a private courtyard garden with Westerly aspect, and use of a cycle store and communal landscaped garden to the rear of the building.

Available to view by appointment with Christopher Hodgson Estate Agents.

LOCATION Gloucester Road is a much sought after road on the border of Tankerton and Whitstable, conveniently positioned for access to local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable 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 73minutes) and the A299 is also easily accessible linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its celebrated Regency style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are: • Living Room/ Kitchen 23'2" x 16'8" (7.08m x 5.09m) • Bedroom 11'6" x 10'10" (3.51m x 3.29m)		• Shower Room 11'9" x 7'7" (3.59m x 2.33m) SPECIFICATION Kitchen • Soft-close units in matte grey • Integrated appliances to include; • Double oven • Convection Hob • Slimline extractor hood • Fridge and freezer • Washing machine • Dishwasher Bathrooms • Bath with fitted shower over (Apartment 1-4, 6-7) • Enclosed shower cubicle with fitted shower (Apartment 5) • Wall-hung wash basin with storage cupboard beneath in matte grey • WC • Mirror • Heated Towel Rail • Large porcelain tiles throughout in light matte grey General: • Central Heating via gas-fired combination boiler and radiators • UPVC windows (white internally and grey externally) • Telephone Entry System (Apartments 1, 2, 3 & 4)		• Private Ground Floor Entrance Doors (Apartments 5, 6 & 7) • Skirting boards, architrave and doors painted in white satin • Solid core contemporary internal doors in white • Engineered Oak flooring to living areas • Carpeting to bedrooms • LED lighting to living areas • Pendant lighting to bedrooms • External cycle store GARDENS Private Courtyard Gardens Apartments 5, 6 & 7) Landscaped Communal Garden (for use by all apartments) LEASE Each apartment is being sold with a new 999 year lease and a share of the Freehold (subject to confirmation from vendor's solicitor) GROUND RENT Nil (subject to confirmation from vendor's solicitor) SERVICE/MAINTENANCE CHARGE £500 per annum (subject to confirmation from vendor's solicitor) WARRANTY 10 Year New Build Warranty provided by ICW AGENT'S NOTE The interior images shown in these particulars are from another apartment within the same development and indicate 'type of finish' only.	
--	--	---	--	---	--









Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

ENERGY PERFORMANCE CERTIFICATE

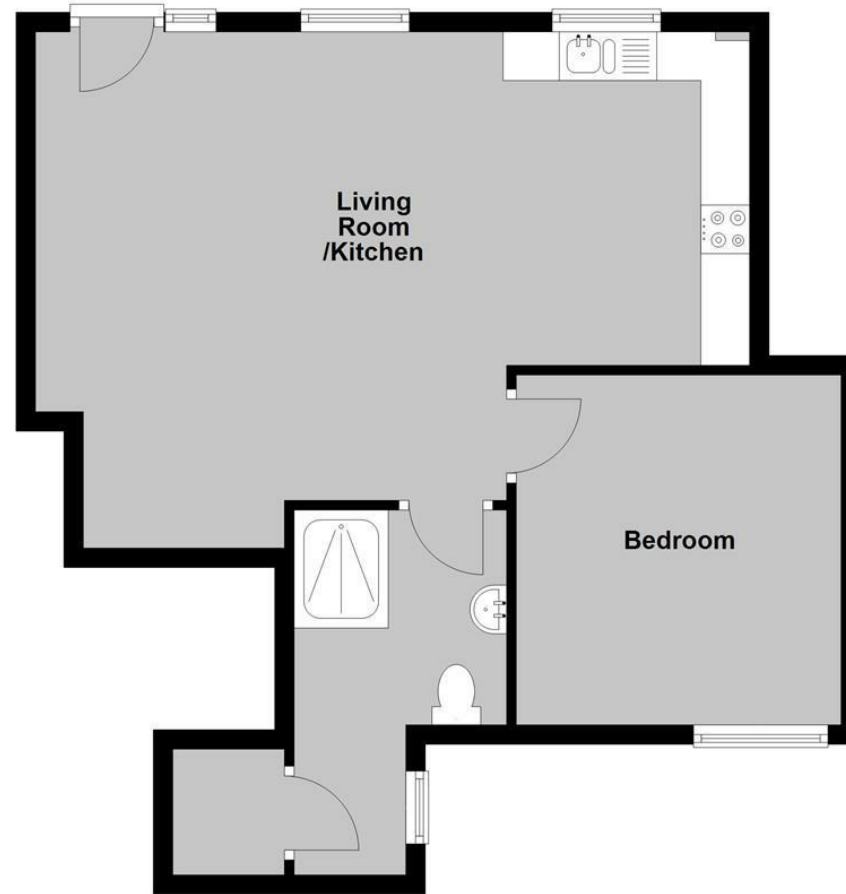
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Christopher Hodgson Estate Agents for itself and as 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 purchaser.



Ground Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 53.5 sq. metres (575.7 sq. feet)



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | 01227 266 441 | INFO@CHRISTOPHERHODGSON.CO.UK | CHRISTOPHERHODGSON.CO.UK

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Director: W G Roalfe