

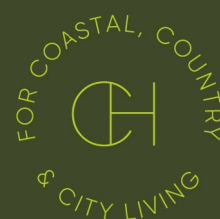
CHRISTOPHER HODGSON



Whitstable

£265,000

Leasehold – Share of Freehold



Whitstable

Apartment 10, The Salt Yard, 110 Cornwallis Circle, Whitstable, Kent, CT5 1DT

A contemporary second floor apartment located within walking distance of central Whitstable, with an array of boutique shops, highly regarded restaurants, and Whitstable station (0.7 miles).

This beautifully presented apartment forms part of a desirable development and is finished to a high specification throughout. The open-plan living accommodation comprises an entrance hall, a spacious

living room with Westerly aspect open-plan to a smartly fitted kitchen with a range of integrated appliances, a utility cupboard with washer/dryer, a double bedroom and a stylish bathroom.

The apartment benefits from a video entry system, an allocated parking space within the undercroft parking area, and use of a communal first floor roof terrace.

No onward chain.



LOCATION

Cornwallis Circle is a desirable location within the heart of the town and enjoys a convenient position moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The A299 ('Thanet Way') dual carriageway is easily accessible offering access via the A2/M2 from London and to the channel ports and Thanet. The high speed Javelin service provides access from London (St Pancras) with a journey time of approximately 73mins. The mainline railway services and the frequent No 4 service and No 5 service in the high street provide public transport connections in all directions.

ACCOMMODATION

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

SECOND FLOOR

- Entrance Hall
- Living Room 22'2" x 13'7" (6.77m x 4.16m)
- Kitchen 11'8" x 7'7" (3.56m x 2.33m)

- Bedroom 13'5" x 8'10" (4.10m x 2.70m)
- Bathroom 7'6" x 5'8" (2.31m x 1.75m)
- Utility Cupboard 4'7" x 4'7" (1.41m x 1.40m)

OUTSIDE

- Parking
Located in the undercroft parking area.
- Communal Roof Terrace

LEASE

The property is being sold with the remainder of a 999 year lease from 1st January 2020 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

We have been advised that the Service Charge for 2026/2027 will be £1,400 per annum (subject to confirmation from vendor's solicitor).

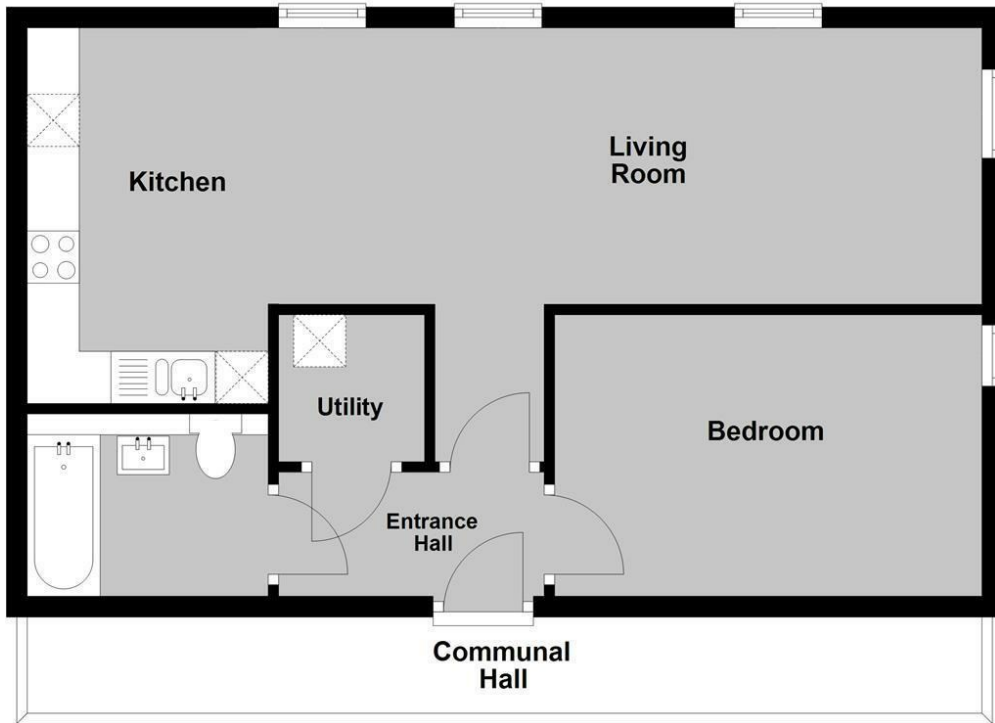
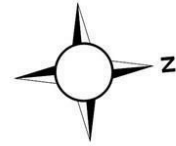
GROUND RENT

NIL (subject to confirmation from vendor's solicitor).



Second Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,598.66.

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Energy Efficiency Rating	
Energy efficient - lower rating costs	Energy efficient - higher rating costs
Band A	Band G
Band B	Band F
Band C	Band E
Band D	Band D
Band E	Band C
Band F	Band B
Band G	Band A
England & Wales	
EPC Rating: A	
2020/21 EC	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

