

CHRISTOPHER HODGSON



Whitstable

£325,000

Leasehold – Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

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

A contemporary first-floor apartment forming part of a desirable development in the heart of central Whitstable. The property is moments from the High Street, which boasts a wide range of independent cafés, bars, boutique shops, and highly regarded restaurants. It is also a short stroll to the beach, harbour, and Whitstable station (0.7 miles).

This beautifully presented apartment is finished to a high specification throughout, with open-plan living accommodation comprising an entrance hall, a spacious

living room, a smartly fitted kitchen with a range of integrated appliances and a pair of casement doors leading to a private roof terrace, two double bedrooms, a stylish bathroom, a utility cupboard, and a storage cupboard. The principal bedroom benefits from an en-suite shower room and a Juliet balcony.

The apartment benefits from a video entry system and an allocated parking space within an undercroft parking area. 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:

FIRST FLOOR

- Kitchen/Living Room 21'11" x 11'8" (6.69m x 3.58)
- Bedroom 1 10'2" x 10'9" (3.11m x 3.29)
- En-Suite Shower Room

- Bedroom 2 11'7" x 10'9" (3.54 x 3.29)
- Bathroom
- Utility 4'5" x 3'7" (1.36m x 1.11m)
- Storage Cupboard 4'6" x 3'7" (1.39m x 1.11m)

OUTSIDE

- Private Roof Terrace 27'1" x 17'6" (8.27m x 5.35m)

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 2025/2026 will be £1,600 per annum (subject to confirmation from vendor's solicitor).

GROUND RENT

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



First Floor

Main area: approx. 64.0 sq. metres (688.9 sq. feet)



Total area: Approx. 64.0 sq. metres (688.9 sq. feet)

Council Tax Band TBC

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Unusable	G		
England & Wales		86	86

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

