

CHRISTOPHER HODGSON



Whitstable

£160,000 Leasehold



Whitstable

5 Oystergate Apartments, Wraik Hill, Whitstable, Kent, CT5 3FT

A spacious modern ground floor apartment forming part of a desirable development conveniently positioned on the outskirts of Whitstable. The property benefits from close proximity to amenities, including shopping outlets, supermarkets and Estuary View medical centre.

Apartment 5 provides contemporary accommodation totalling 457 sq ft (42.5 sq m) and is arranged to include an entrance hall, generous open-plan living room incorporating a stylish modern kitchen area, one double

bedroom and a smartly fitted bathroom. The development benefits from a cinema room and second floor gym, available to all residents, and a lift services all floors.

The apartment benefits from two allocated parking spaces. No onward chain.



LOCATION

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, most notably during the annual Whitstable Oyster Festival.

Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market.

The town also enjoys good yachting and watersports facilities. Mainline railway services are available at Whitstable station (1.6 miles distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping c

ACCOMMODATION

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

- Entrance Hall
- Living Room/Kitchen 21'2" x 15'4" (6.46m x 4.69m)
- Bedroom 8'8" x 10'8" (2.64m x 3.26m)
- Bathroom 8'0" x 5'0" (2.45m x 1.53m)

PARKING

Two allocated parking spaces.

LEASE

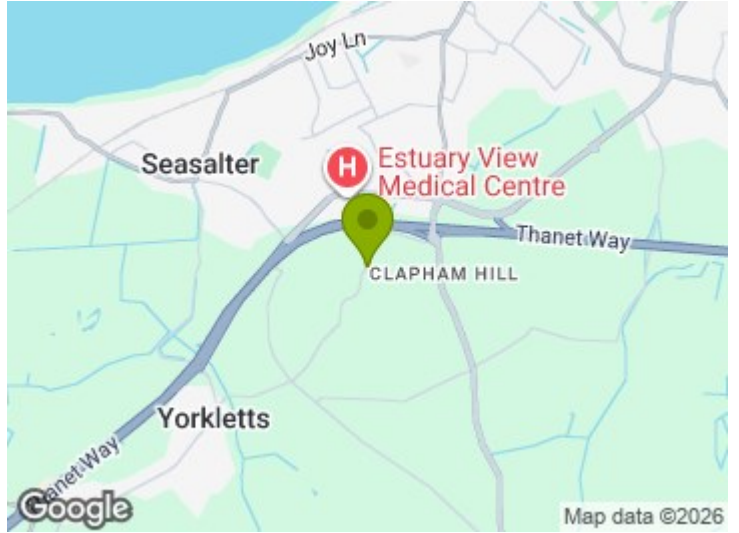
Remainder of a 970 year lease created in 1999 (subject to confirmation by vendor's solicitor)

SERVICE CHARGE

The annual service charge for the period 1 May 2026 - 31 April 2027 is £1,392 (subject to confirmation from the vendor's solicitors).

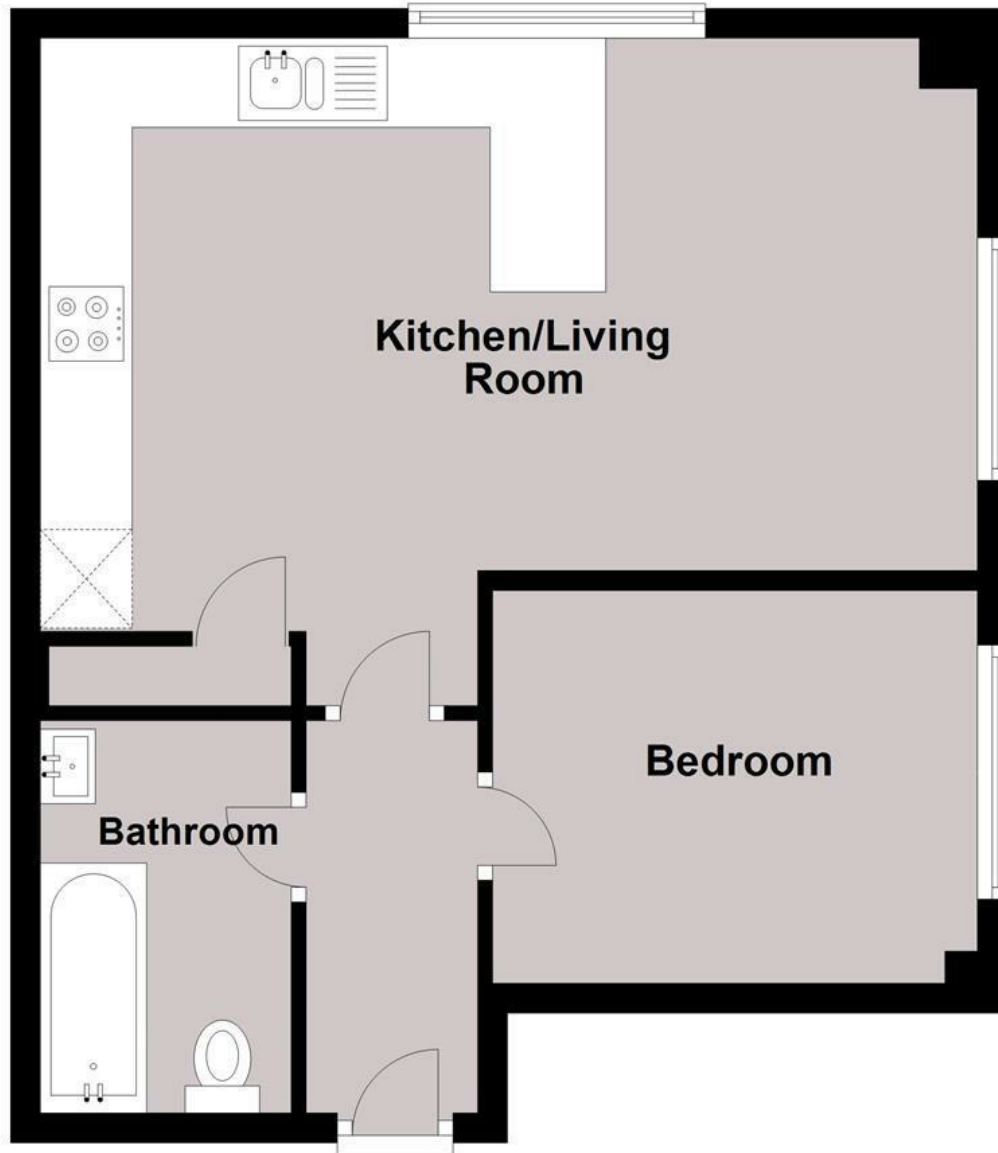
GROUND RENT

£245 per annum (subject to confirmation from vendor's solicitor).



Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 42.5 sq. metres (457.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10.

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 Rating	A
Current Energy Efficiency	83
Current Environmental Impact	10
Minimum Rating	C
Minimum Energy Efficiency	69
Minimum Environmental Impact	3
Maximum Rating	F
Maximum Energy Efficiency	46
Maximum Environmental Impact	1

England & Wales
EPC Decree 2023/1152

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

