Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

£210,000 Leasehold

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

63 Olympia Way, Whitstable, Kent, CT5 3FF

A contemporary third floor apartment forming part of the desirable Swale Park development, conveniently situated for access to Tesco supermarket, schools, bus routes, Whitstable station (1.1 miles) and High Street (1.3 miles).

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan living room incorporating a smartly fitted kitchen area with integrated appliances, two double bedrooms (one of which benefits from a built-in wardrobe), and two stylish bathrooms including an en-suite shower room to the principal bedroom.

The apartment benefits from one allocated parking space and the use of a secure cycle store. No onward chain.

Location
Olympia Way forms part of a desirable modern development, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

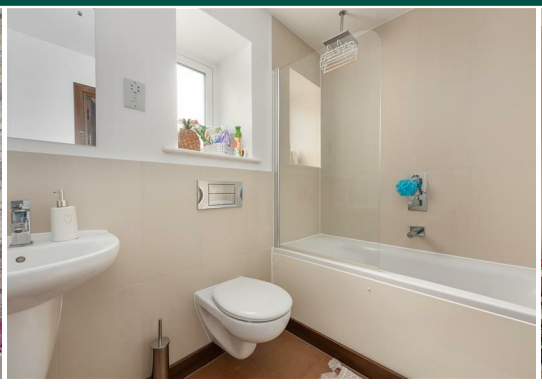
- **Entrance Hall**
  5'9" x 4'5" (1.75m x 1.35m)
  at maximum points.

- **Living Room/ Kitchen**
  19'0" x 11'6" (5.79m x 3.51m)
  at maximum points.

- **Bedroom 1**
  16'2" x 11'7" (4.93m x 3.53m)
  at maximum points.

- **En-Suite Shower Room**
  6'10" x 4'9" (2.08m x 1.45m)
  at maximum points.

- **Bedroom 2**
  9'6" x 8'9" (2.89m x 2.67m)
  at maximum points.



• **Bathroom**
7'10" x 5'6" (2.39m x 1.67m)
at maximum points.

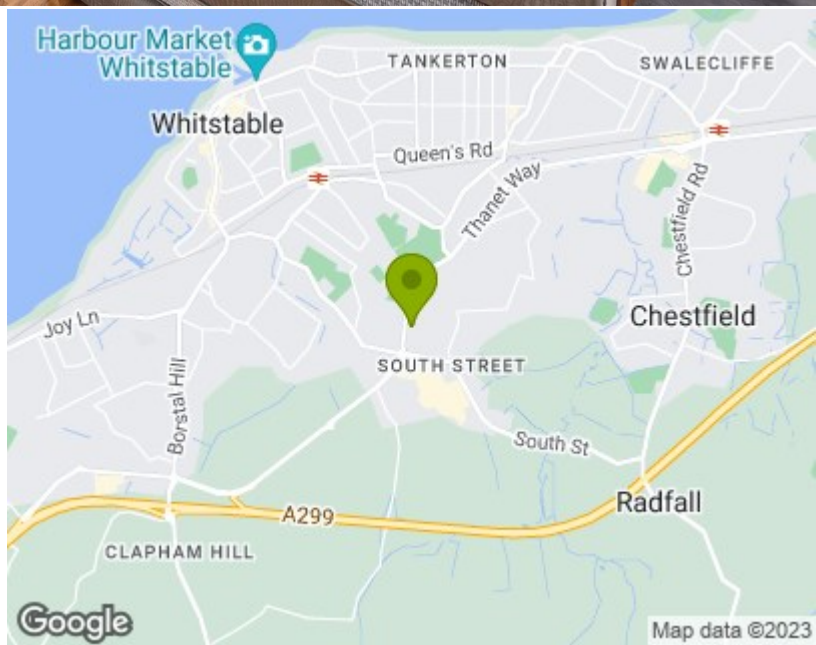
• **Storage cupboard**
6'10" x 5'10" (2.08m x 1.79m)
at maximum points.

• **Parking**
One allocated parking space.

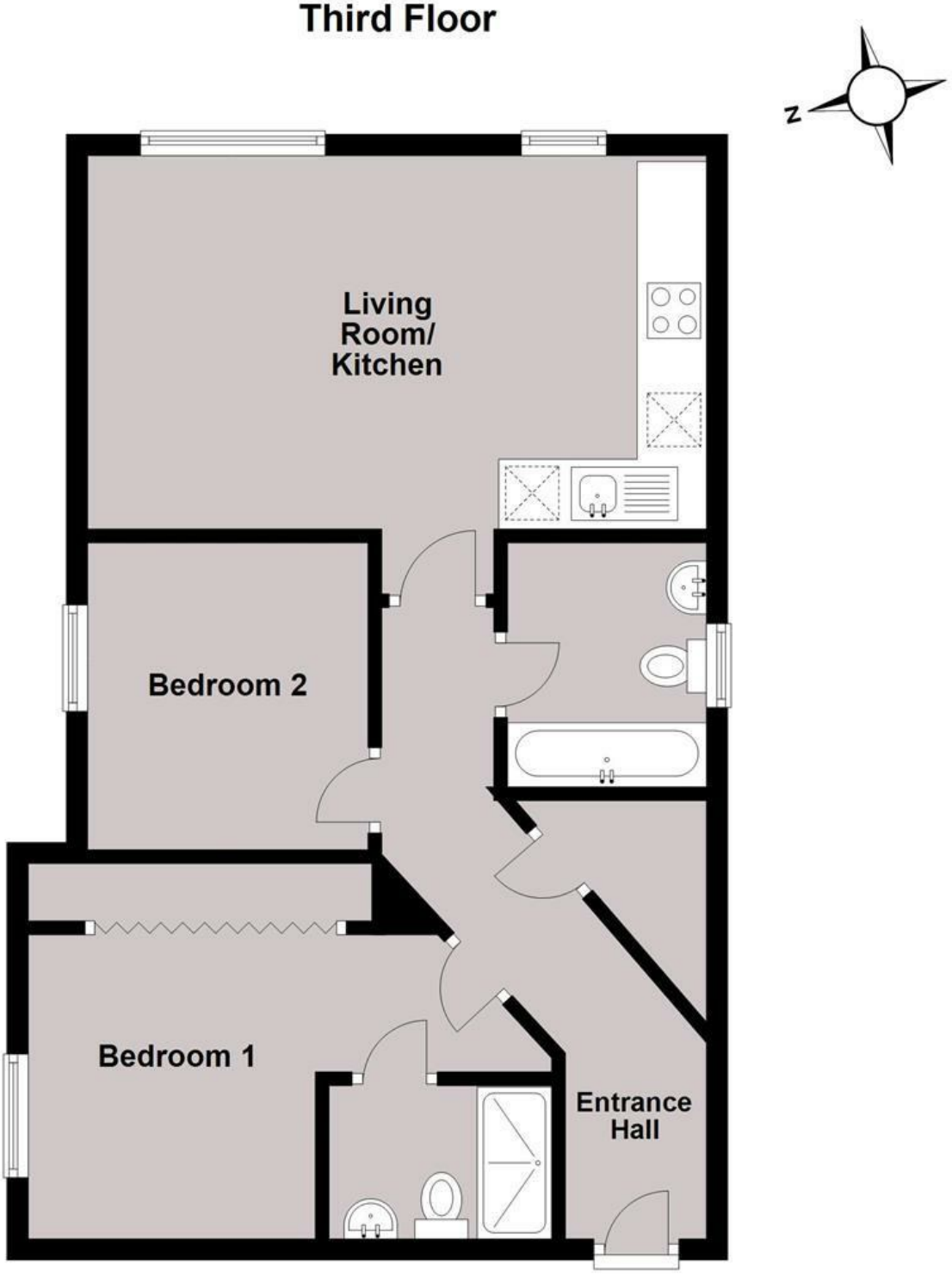
Lease
The property is being sold with the remainder of a 125 year lease granted on 1st January 2011 (subject to confirmation from vendor's solicitor).

Service Charge
We have been advised that the Service Charge for 2023/2024 will be in the region of £1,100.00 per annum (subject to confirmation from vendor's solicitor).

Ground Rent
We have been advised that the Ground Rent for 2023/2024 will be in the region of £300.00 per annum (subject to confirmation from vendor's solicitor).



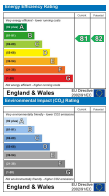
Third Floor



Total area: approx. 60.9 sq. metres (656.0 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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Folio No. 6946/JJ