

CHRISTOPHER HODGSON



Tankerton, Whitstable

£305,000

Leasehold – Share of Freehold



Tankerton, Whitstable

3 Tankerton Court, 221 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AY

A bright, and smartly presented spacious purpose built first floor apartment in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, within walking distance of Whitstable station (1 mile).

The smartly presented accommodation is arranged to provide a private entrance with stairs leading to the first floor, a hallway, living room, kitchen, two double bedrooms

and two bathrooms including an en-suite shower room to the principal bedroom.

The property also benefits from a garage, off street parking, a delightful communal garden and is being sold with the remainder of a 999 year lease from 1 January 1986 and a share of the freehold. No onward chain.



LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is approximately 0.7 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Living Room 14'4" x 12'0" (4.37m x 3.66m)
- Kitchen 10'8" x 8'9" (3.26m x 2.66m)
- Bedroom 1 14'0" x 12'1" (4.26m x 3.68m)

- En-Suite Shower Room
- Bedroom 2 11'11" x 8'8" (3.63m x 2.63m)
- Bathroom

OUTSIDE

- Garage 16'1" x 8'2" (4.90m x 2.50m)
- Communal Gardens

LEASE

The property is being sold with the remainder of a 999 year lease from 1st January 1986 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

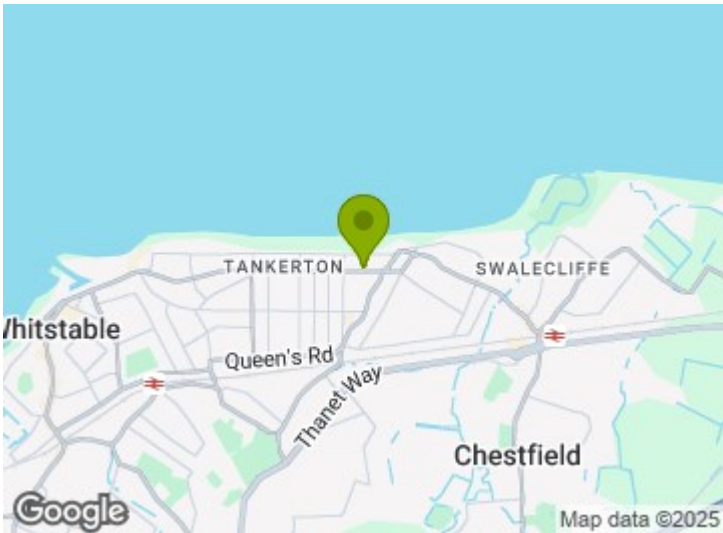
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

£550 per annum including buildings insurance (subject to confirmation from vendor's solicitor).

GROUND RENT

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



First Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1952.69.

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		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		Current	Potential

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

