CHRISTOPHER HODGSON

Tankerton, Whitstable

£349,950 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

Apartment 2, Gore Lodge Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2FA

A ground floor apartment within the highly desirable development of Gore Lodge is situated in a prime central location, close to shops and amenities, just 320 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.9 miles).

This contemporary apartment benefits from bright and spacious accommodation totaling 695 sq ft (64.5 sq m) arranged to comprise an entrance hall, a large open-plan living room with kitchen area, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

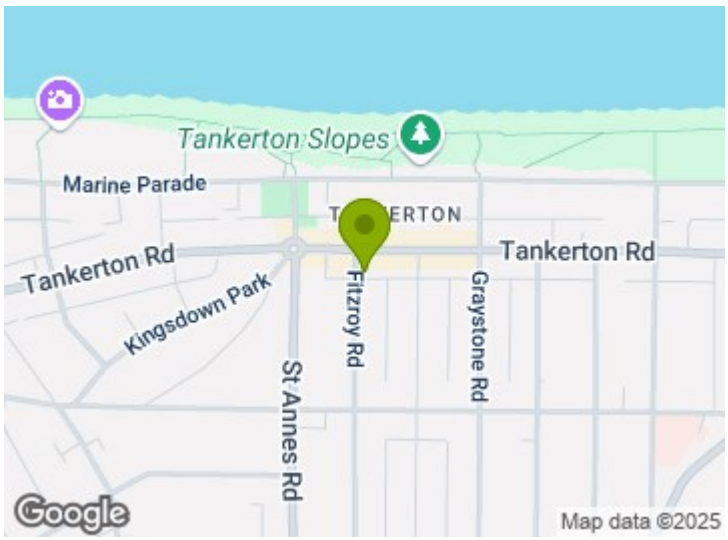
The apartment benefits from an allocated parking space to the rear of the building. No onward chain.

LOCATION
Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both 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 station offers 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.
Whitstable is approximately 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, working 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:

GROUND FLOOR

- Entrance Hall 10'5" x 7'11" (3.18m x 2.41m)
- Living Room 21'7" x 10'7" (6.60m x 3.23m)
Incorporating:
- Kitchen
- Bedroom 1 11'3" x 11'0" (3.44m x 3.36m)
- En-Suite Shower Room 7'7" x 4'6" (2.31m x 1.37m)
- Bedroom 2 12'4" x 8'0" (3.78m x 2.45m)
- Bathroom 7'7" x 6'6" (2.31m x 1.98m)



Lease
The property is being sold with the remainder of a 999 year lease from and including 1 January 2015 (subject to confirmation from vendor's solicitor).

Restrictions
The lease prohibits the keeping of pets and short term / holiday lets

Service Charge
We have been advised that the Service Charge for 2023/2024 will be in the region of £1,725.00 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent
£100 per annum (subject to confirmation from vendor's solicitor).

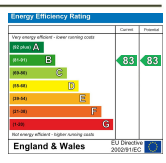
Ground Floor

Approx. 63.5 sq. metres (683.9 sq. feet)

Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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 Reasonableendeavours 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 state 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 ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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, ornission 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.



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