Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£245,000 Leasehold - Share of Freehold

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443

e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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.

Tankerton, Whitstable

Flat 9 Lisa Court, 115 Northwood Road, Tankerton, Whitstable, Kent, CT5 2SD

A purpose built first floor flat forming part of this well-regarded development of only twelve properties and benefitting from a share of the freehold. Lisa Court is situated in a prime central location within Tankerton and is accessible to shops, amenities, bus routes, the seafront and Whitstable mainline railway station (approximately 0.8 of a mile distant).

The comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room with West facing balcony, a kitchen/breakfast room, two double bedrooms and a bathroom.

Externally there is the benefit of a garage and off street parking, communal gardens and a drying room. No onward chain.

Location
Northwood 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 the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is approximately 0.5 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 are:

FIRST FLOOR

- **Entrance Hall**
  15'10" x 3'7" (4.84 x 1.10)
  at maximum points.

- **Living Room**
  15'3" x 12'5" (4.66 x 3.80)
  at maximum points.

- **Balcony**
  12'5" x 2'11" (3.80 x 0.90)
  at maximum points.

- **Kitchen**
  10'4" x 7'7" (3.17 x 2.32)
  at maximum points.

• **Bedroom 1**
15'3" x 11'5" (4.66 x 3.49)
at maximum points.

• **Bedroom 2**
11'6" x 9'4" (3.52 x 2.85)
at maximum points.

• **Bathroom**
8'0" x 7'5" (2.44 x 2.27)
at maximum points.

OUTSIDE

• **Communal Gardens**

• **Garage**
15'11" x 8'4" (4.87 x 2.55)
at maximum points.

Lease and Share of Freehold
The property is being sold with the remainder of a 999 year lease granted in 1976. All leaseholders are shareholders of Tankerton Lisa Court Limited and own a share of the Freehold (subject to confirmation from the vendor's solicitor).

Service/Maintenance Charge
The annual service charge for 2023/2024 is £1,585 (subject to confirmation from the vendor's solicitor).

Ground Rent
£25 per annum (subject to confirmation from the vendors solicitor).

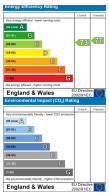
First Floor

Approx. 64.0 sq. metres (688.4 sq. feet)

Total area: approx. 64.0 sq. metres (688.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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



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.

Folio No. 6908/JJ