

CHRISTOPHER HODGSON



Tankerton, Whitstable
£259,950 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

6 Royal Court Pier Avenue, Tankerton, Whitstable, Kent, CT5 2SB

A spacious purpose built first floor apartment, forming part of a desirable development situated in a convenient central Tankerton location, moments from the seafront (100 metres) and within close proximity of shops and amenities on Tankerton Road, bus routes and one mile from Whitstable mainline station.

The smartly presented and comfortably proportioned accommodation is arranged to provide an entrance hall,

living room, kitchen, a bedroom and a bathroom.

The apartment benefits from a garage located to the rear of the building, accessed via Pier Avenue. The property is being sold with the benefit of a new 99 year lease. No onward chain.



LOCATION

Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local 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 less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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:

- Communal Landing 17'11" x 7'7" (5.45m x 2.31m)
- Entrance Hall
- Living Room 16'0" x 13'11" (4.88m x 4.24m)
- Kitchen 10'1" x 7'11" (3.07m x 2.41m)

- Bedroom 13'9" x 8'0" (4.19m x 2.44m)

- Bathroom

OUTSIDE

- Garage 16'5" x 8'10" (5.00m x 2.69m)

Lease

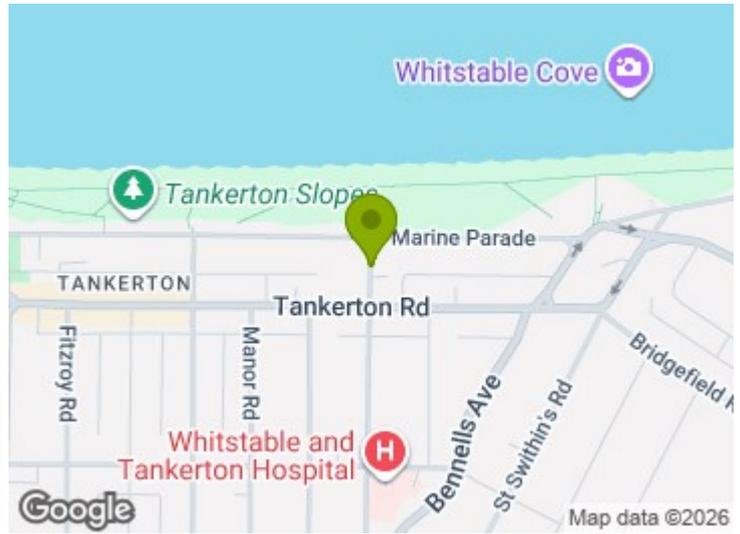
We have been advised by the vendors solicitors that a new 99 year lease will be granted on completion (subject to confirmation from the vendor's solicitor).

Service Charge

We have been advised that the Service Charge for 2025/2026 is £1,306.25 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent

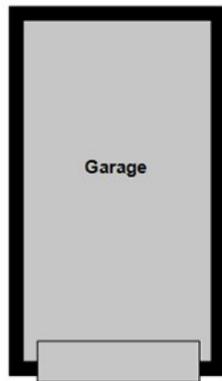
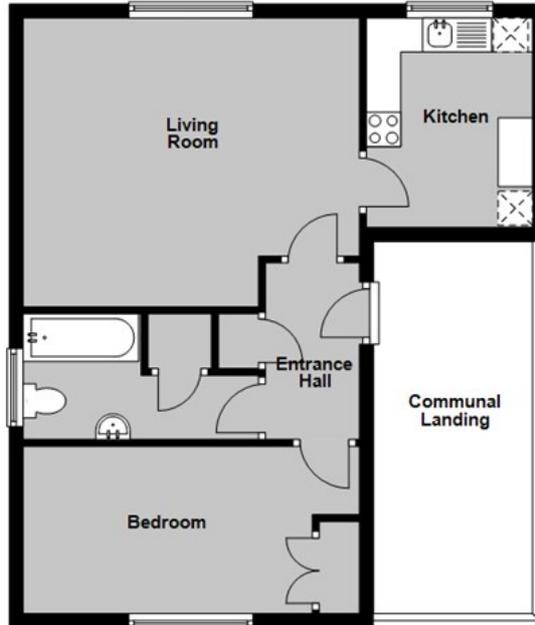
We have been advised that the Ground Rent for 2025/2026 will be £80.00 per annum (subject to confirmation from vendor's solicitor).





First Floor

Main area: approx. 50.3 sq. metres (541.4 sq. feet)
Plus garages, approx. 13.5 sq. metres (145.3 sq. feet)



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Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating		Current	Target
100 Energy efficient Green rating scale	A	75	
90-99 Energy efficient Green rating scale	B		
80-89 Energy efficient Green rating scale	C	64	
70-79 Energy efficient Green rating scale	D		
60-69 Energy efficient Green rating scale	E		
50-59 Energy efficient Green rating scale	F		
40-49 Energy efficient Green rating scale	G		

England & Wales
EPC Directive
2002/91/EC

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