

CHRISTOPHER HODGSON



Whitstable

£270,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

7 Oystergate Apartments, Wraik Hill, Whitstable, Kent, CT5 3FT

A spacious first-floor apartment forming part of an impressive modern development conveniently situated on the outskirts of the popular harbour town of Whitstable (1.3 miles). Oystergate Apartments benefits from close proximity to a range of amenities including supermarkets, leisure facilities and communication links.

Finished to a high specification throughout, the apartment provides bright and generously proportioned accommodation extending to approximately 1,117 sq ft (104 sq m). The accommodation is arranged to provide an

entrance hall, an impressive open-plan living room incorporating a contemporary fitted kitchen, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

Residents benefit from the use of a cinema room and second-floor gymnasium, whilst a lift serves all floors. The apartment also benefits from an allocated parking space. No onward chain.



LOCATION

Wraik Hill is conveniently situated on the western side of Whitstable, within easy reach of supermarkets, leisure facilities and communication links. Whitstable is a fashionable town by the sea, renowned for its working harbour, independent shops, highly regarded restaurants and watersports facilities. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. Whitstable station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54 mins.

ACCOMMODATION

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

- Entrance Hall
- Living Room/Kitchen 30'1" x 18'4" (9.19m x 5.6m)
- Bedroom 1 18'1" x 9'10" (5.52m x 3.00m)
- En-Suite Shower Room 6'0" x 5'6" (1.83m x 1.7m)
- Bedroom 2 14'1" x 10'9" (4.3m x 3.3m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

PARKING

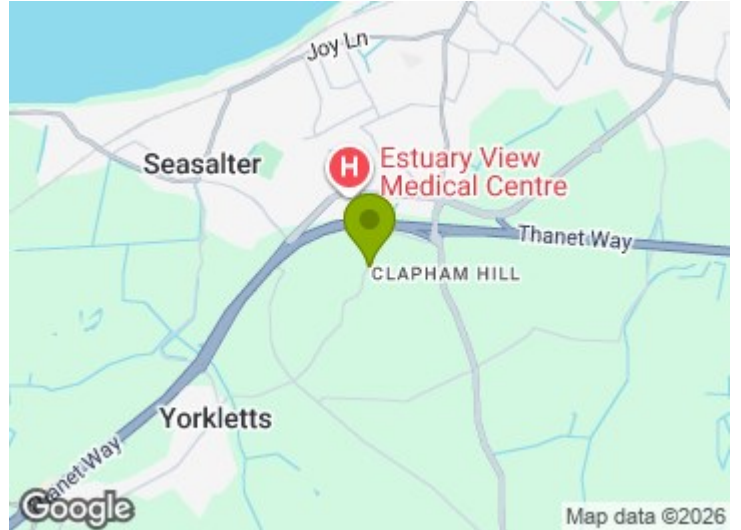
One allocated parking space

WARRANTY

Remainder of a 10 year insurance backed warranty provided by LABC which commenced in 2019 (subject to confirmation from the vendor's solicitor).

LEASE

The property is being sold with the remainder of a 970 year lease from and including 1 January 1999 (subject to confirmation from vendor's solicitor).

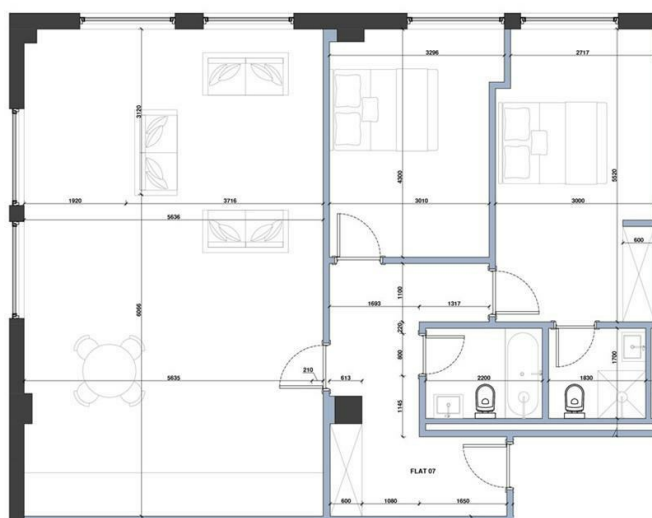


SERVICE CHARGE

We have been advised that the Service Charge for 2026/2027 will be in the region of £2,606 per annum (subject to confirmation from the vendor's solicitor).

GROUND RENT

£312.50 per annum (subject to confirmation from vendor's solicitor).



- 1117 Sq Ft • 2 Bedrooms • 2 Bathrooms • AEG integrated appliances throughout •
- Master bathroom and ensuite fully tiled floor to ceiling • Designated parking space •

Council Tax Band D. The amount payable under tax band D for the year 2026/2027 is £2,397.99.

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		
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient	F		
Extremely energy inefficient	G		
England & Wales		Current	Potential

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

