

CHRISTOPHER HODGSON



Whitstable

£255,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Apartment 6, Fishenden House, Butterworth Road, Whitstable, Kent, CT5 1SP

A modern purpose built first floor apartment forming part of the desirable 'Whitstable Heights' development in a desirable location on the outskirts of Whitstable, conveniently positioned for access to supermarkets, Whitstable town centre with its mix of independent shops and highly regarded restaurants, the seafront and Whitstable station (1.5 miles).

The bright, spacious and smartly presented accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall,

open-plan living room incorporating a smartly fitted kitchen area with integrated appliances and distant views towards the sea, two generous bedrooms (one of which benefits from a built-in wardrobe), and a stylish bathroom.

The property benefits from one allocated parking space to the rear of the building and the remainder of a warranty provided by NHBC.



LOCATION

Whitstable Heights is situated in a highly desirable location on the outskirts of Whitstable yet remains easily accessible to the town centre. Whitstable's bustling High Street offers a wide range of individual retail outlets, café bars and a variety of seafood restaurants for which the town has become renowned. This historic working harbour town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. Tesco supermarket is within close proximity and communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and motorway network together with a mainline railway station at Whitstable which offers frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes.

ACCOMMODATION

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

FIRST FLOOR

- Communal Hall
- Living Room/ Kitchen 22'2" x 15'6" (6.75m x 4.73m)
- Bedroom 1 12'7" x 10'2" (3.84m x 3.10m)

- Bedroom 2 10'9" x 7'10" (3.28m x 2.38m)

- Bathroom

OUTSIDE

- Parking
One allocated parking space.

SERVICE CHARGE

We have been advised that the Service Charge for the year 2025/2026 will be £993.84 per annum (subject to confirmation from vendor's solicitor).

SHARED OWNERSHIP

The property is being sold under the Shared Ownership Scheme with an option to purchase 40% of the property at £102,000.

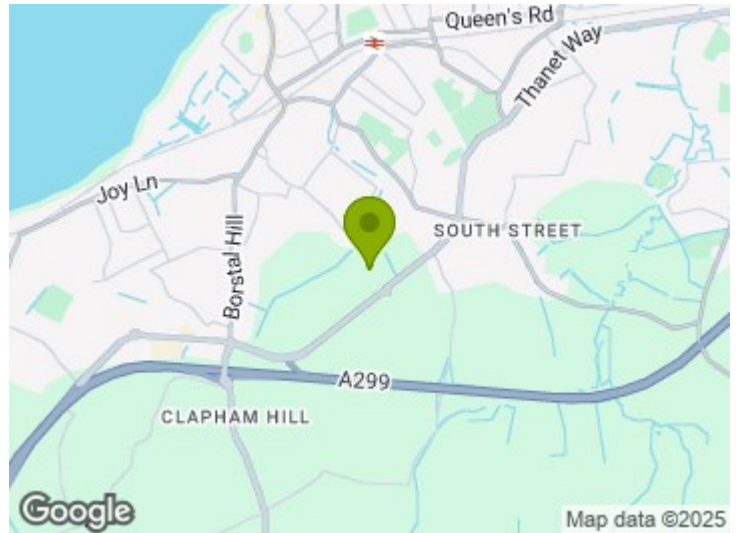
SHARED OWNERSHIP RENT

We have been advised that based on 40% ownership of the property that the monthly Shared Ownership Rent would be £419.15 per calendar month.

LEASE

The property is being sold with the remainder of a 990 year lease created in 2022 (subject to confirmation from vendors solicitor).

GROUND RENT



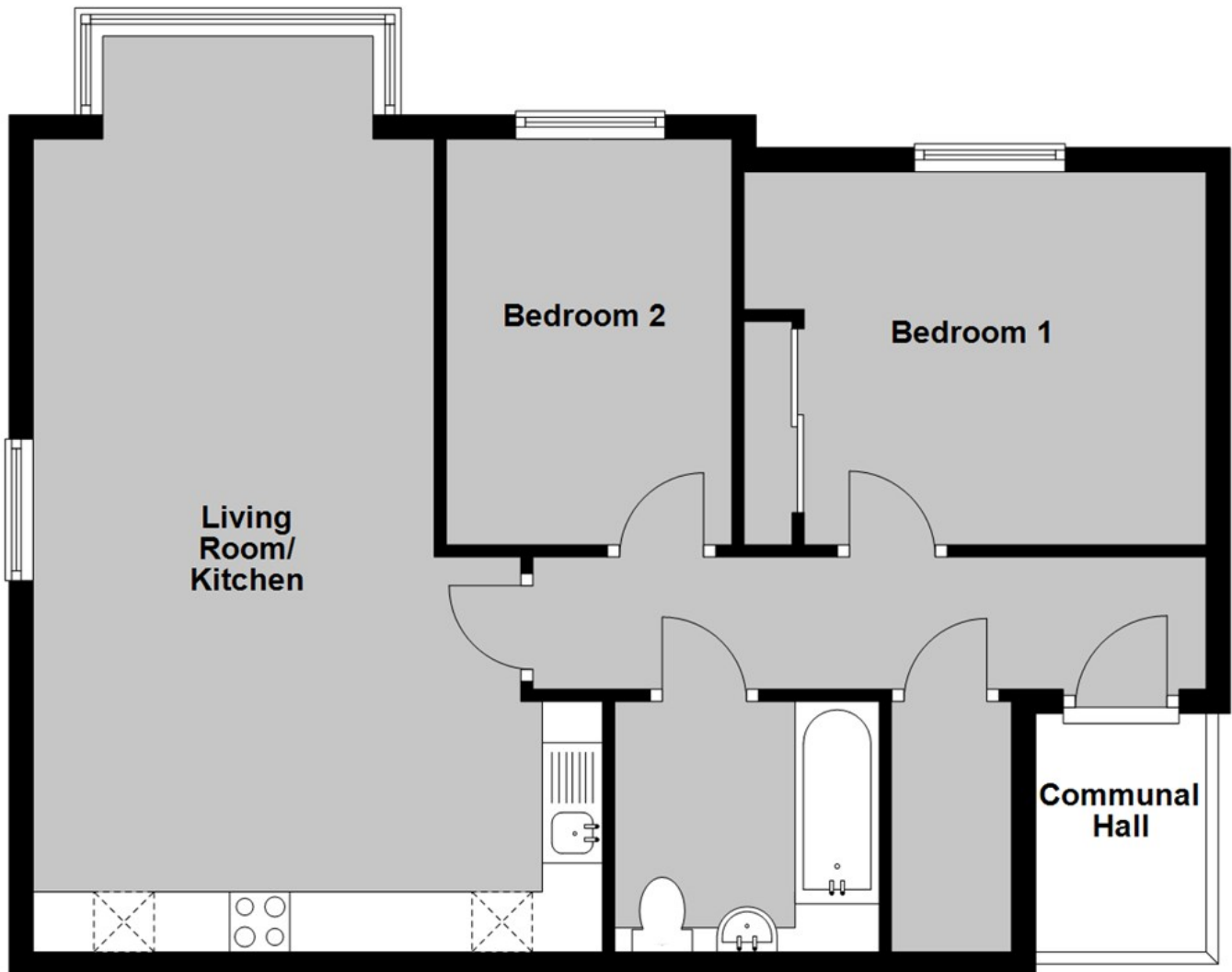
NIL (subject to confirmation from vendor's solicitor).





First Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



Total area: approx. 62.0 sq. metres (667.1 sq. feet)

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	
Very energy efficient (newest properties)	Best
A	85+
B	81-84
C	77-80
D	73-76
E	69-72
F	65-68
G	61-64
Least energy efficient (oldest properties)	Worst
England & Wales	

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