CHRISTOPHER HODGSON









Whitstable

£250,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

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

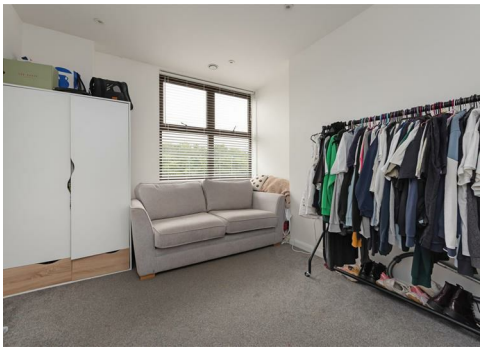
A spacious first-floor apartment forming part of an impressive modern development conveniently situated on the outskirts of the popular harbour town of Whitstable (1.3 miles). Oystergate Apartments benefits from close proximity to a range of amenities including supermarkets, leisure facilities and communication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





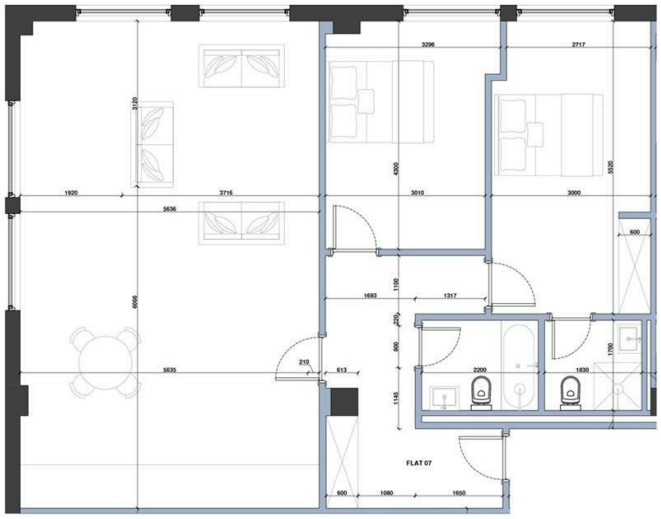






SERVICE CHARGE
We have been advised that the Service Charge for 2026/2027 will be in the region of £2,606 per annum (subject to confirmation from the vendor's solicitor).

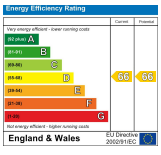
GROUND RENT
£312.50 per annum (subject to confirmation from vendor's solicitor).



Oystergate Apartments

• 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.



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Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK