

CHRISTOPHER HODGSON



Tankerton, Whitstable
£250,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 3, 132 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

A stylish, modern second-floor apartment conveniently positioned moments away from the shops and amenities on Tankerton Road, a short and leisurely stroll from Tankerton Slopes and seafront and less than a mile from Whitstable mainline station.

This spacious apartment has been finished to a high specification and provides contemporary open-plan living

accommodation comprising a generous living room incorporating a smartly fitted kitchen with integrated appliances, two double bedrooms and a stylish bathroom.

No onward chain.



LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

ACCOMMODATION

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

TOP FLOOR

- Entrance Hall
- Sitting Room 20'5" x 15'6" (6.24m x 4.73m)
- Kitchen 10'4" x 7'9" (3.17m x 2.38m)
- Bedroom 1 14'7" x 12'5" (4.46m x 3.81m)
- Bedroom 2 10'9" x 8'10" (3.28m x 2.70m)

- Bathroom 7'5" x 5'7" (2.28m x 1.71m)

LEASE

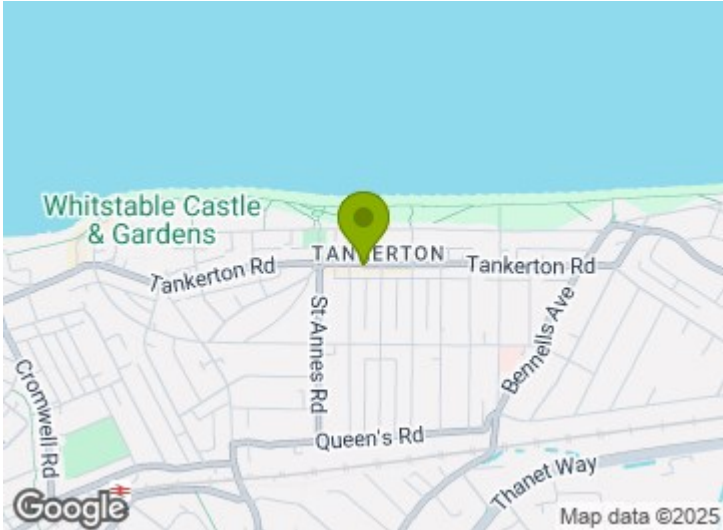
The property is being sold with the remainder of a 125 year lease granted in 2021 (subject to confirmation from vendor's solicitor).

GROUND RENT

We have been advised that the Ground Rent for 2025/2026 will be £100 per annum (subject to confirmation from vendor's solicitor).

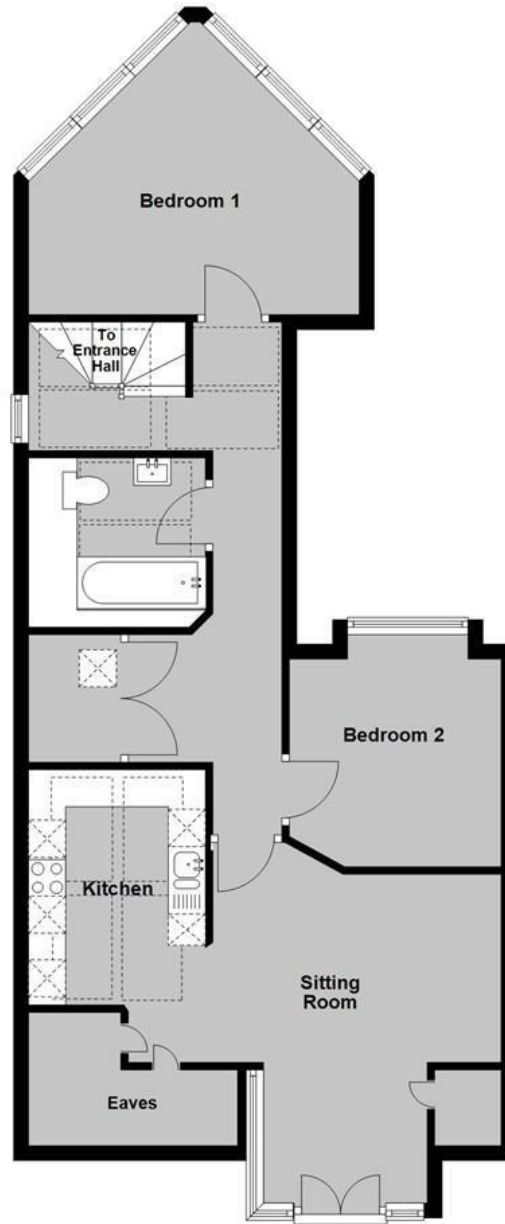
BUILDINGS INSURANCE CONTRIBUTION

We have been advised that the Buildings Insurance contribution for 2025/2026 will be £369.61 per annum (subject to confirmation from vendor's solicitor).



Top Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



Total area: approx. 67.1 sq. metres (721.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A	81	81
Energy efficient	B		
Decent	C		
Needs improvement	D		
Low energy efficient - higher running costs	E		
Very low energy efficient - higher running costs	F		
Low energy efficient - higher running costs	G		
England & Wales		81	81

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