

CHRISTOPHER HODGSON



Whitstable
£210,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

10 Carlton Court, The Bridge Approach, Whitstable, Kent, CT5 1FL

A contemporary ground floor apartment in this prestigious landmark building ideally positioned within 320 metres of Whitstable station, Tankerton seafront (0.7 miles), Whitstable's bustling High Street (0.9 miles) which offers a wide variety of independent shops and highly regarded restaurants.

The exceptionally spacious and smartly presented accommodation has been finished to a high specification

throughout is arranged to provide an entrance hall, a large open-plan living room which incorporates a sleek modern kitchen, opening to a balcony with views across Whitstable and towards the sea, a double bedroom and smartly fitted bathroom.

The apartment also benefits from an allocated parking space within a secure gated parking area.



LOCATION

The Bridge approach is conveniently situated on the Whitstable/Tankerton borders being accessible to either Tankerton or the fashionable town centre of Whitstable where a range of shops, schools, and recreational facilities can be found including a working harbour. Tankerton enjoys a well regarded range of amenities including shops, schools and bus routes as well as Tankerton slopes and its popular beach. Whitstable mainline railway station provides fast and frequent link to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Communal Entrance Hall 9'2" x 6'7" (2.80m x 2.00m)
- Entrance Hall
- Living Room 19'9" x 15'7" (6.04m x 4.77m)
- Balcony 11'1" x 6'2" (3.40m x 1.90m)

- Bedroom 14'2" x 10'4" (4.34m x 3.17m)

- Bathroom 6'11" 5'2" (2.12m 1.60m)

- Parking
One allocated parking space.

LEASE

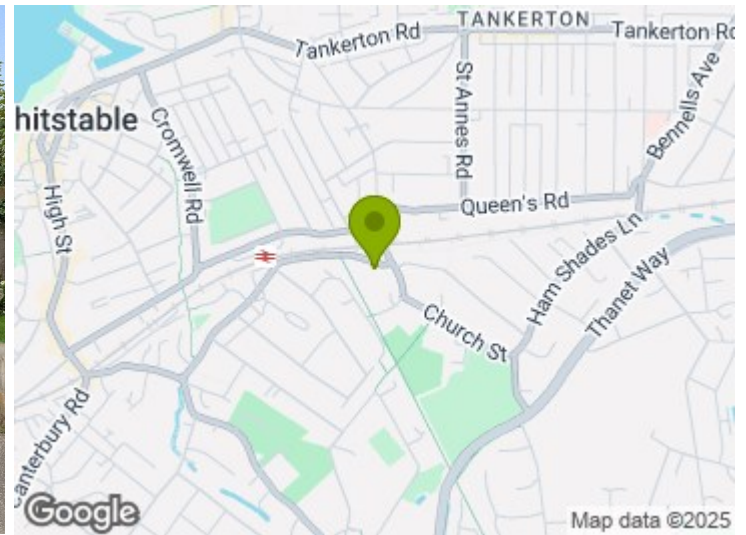
The property benefits from the remainder of an 125 year lease created in 2012 (subject to confirmation by vendor's solicitor).

SERVICE CHARGE

We have been advised that the service charge for 2025/2026 is £1,692 per annum (subject to confirmation from the vendors solicitors).

GROUND RENT

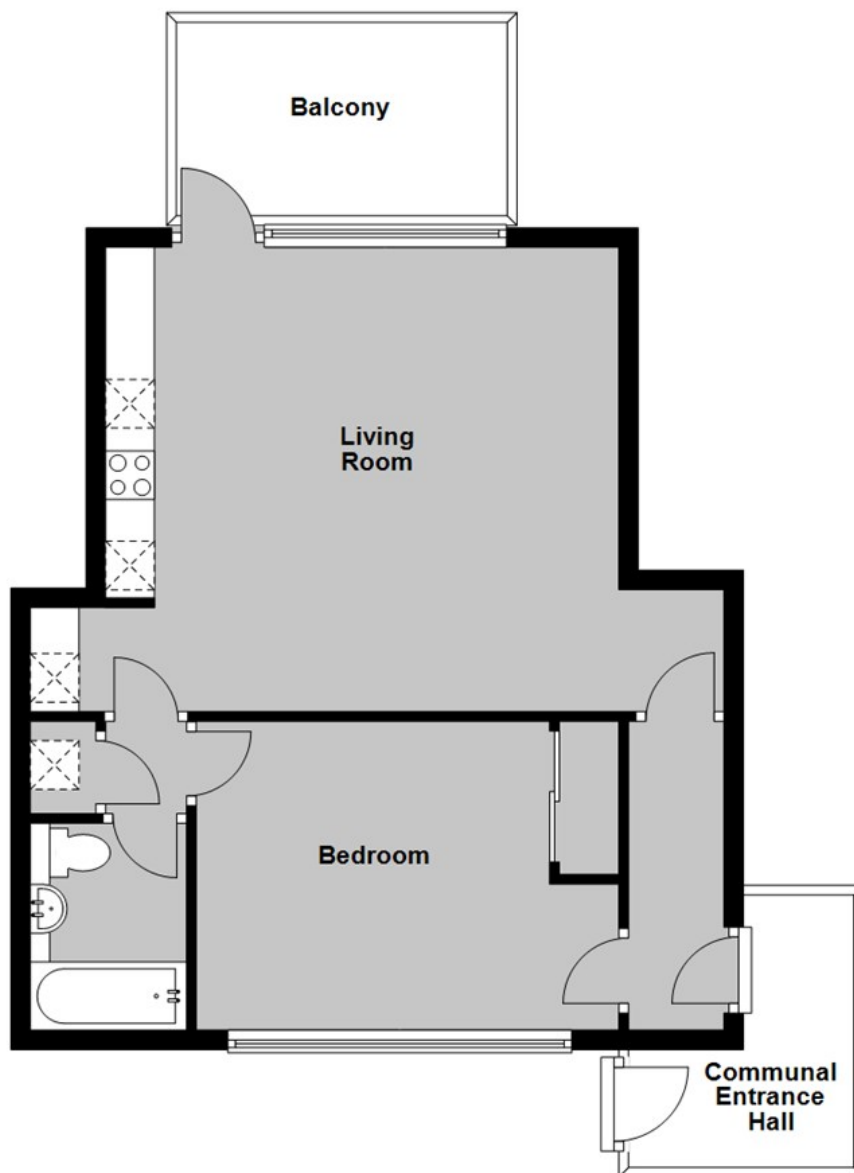
£250 per annum (subject to confirmation by vendor's solicitor).





Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 50.9 sq. metres (547.6 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Energy efficient - best rating	A	61	61
Energy efficient	B		
Energy efficient	C		
Energy efficient	D		
Energy efficient	E		
Energy efficient	F		
Energy efficient	G		
Energy efficient - worst rating	H		
England & Wales		ET 2019/20	2020/21 EC

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