



Whitstable

£265,000 Leasehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

Apartment 7 Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD

A bright and spacious two bedroom second floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the second floor, the apartment is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, two double bedrooms and a bathroom. The property has been finished to a high standard throughout and features poured concrete floors with underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

This apartment benefits from an allocated parking space as well as use of the communal garden and cycle store.



Location

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

• Entrance Hall

• Living Room / Kitchen

22'1" x 15'6" (6.73m x 4.72m)
at maximum points.

• Bedroom 1

14'2" x 11'10" (4.31m x 3.61m)
at maximum points.

• Bedroom 2

14'2" x 9'9" (4.31m x 2.98m)
at maximum points.

• Bathroom

7'10" x 7'5" (2.39m x 2.26m)
at maximum points.

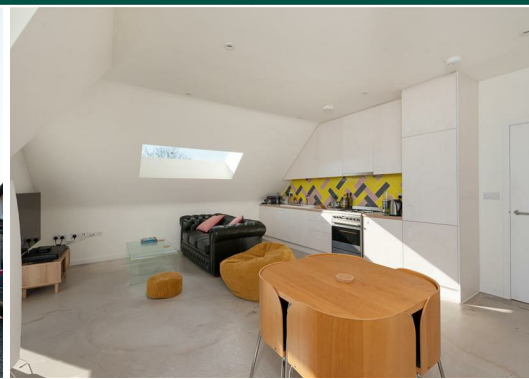
Parking

This apartment benefits from one allocated parking space located in the parking area to the front of the building.

Communal Garden

Warranty

The property benefits from the remainder of a 10 year BLP Warranty. (subject to confirmation by the vendor's solicitor).



Lease

The property benefits from the remainder of an 250 year lease created in 2017 (subject to confirmation by the vendor's solicitor).

Service / Maintenance charge

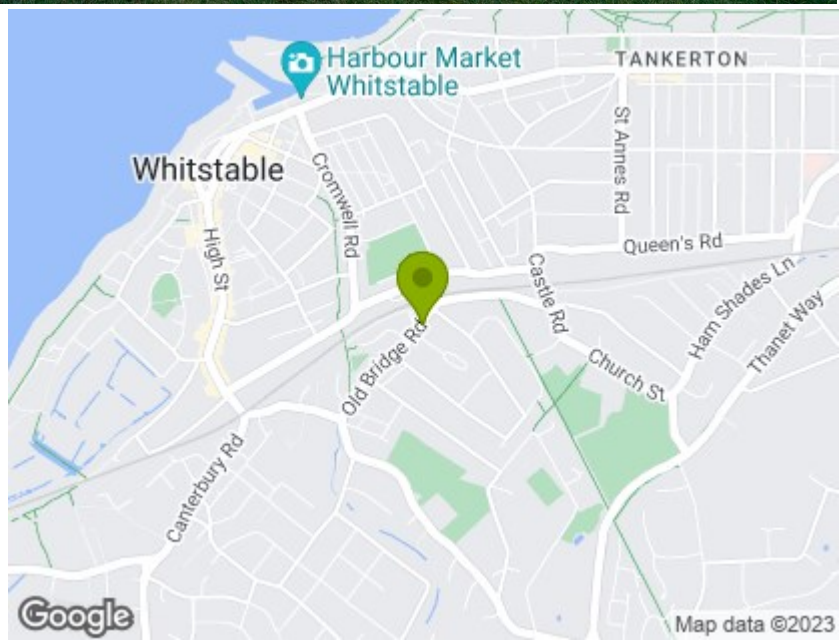
We have been advised that the Service Charge for 2021/2022 will be in the region of £1291.00 per annum (subject to confirmation by the vendor's solicitor).

Ground Rent

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

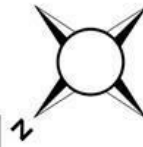
Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Second Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1775.92

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS .t: 01227 266441

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.

