

CHRISTOPHER HODGSON



Tankerton, Whitstable
£159,950 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 7, Jubilee Court, 160 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2BN

A modern purpose-built first floor flat in a highly desirable central Tankerton location, less than 100 metres from Tankerton Slopes and seafront, moments from shops, bus routes, amenities on Tankerton Road, and one mile from Whitstable station.

The accommodation is arranged to provide an open plan living room/kitchen, one double bedroom and an en-suite

shower room.

The property benefits from one allocated parking space located to the rear of the building, accessed via a 10ft right of way from Graystone Road. No onward chain.



LOCATION

Tankerton Road is a much sought after road, conveniently positioned for access to both Whitstable and Tankerton, local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

ACCOMMODATION

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

FIRST FLOOR

- Living Room 12'5" x 10'9" (3.78m x 3.28m)
- Kitchen 12'5" x 4'10" (3.80m x 1.48m)
- Bedroom 12'5" x 9'10" (3.78m x 3.00m)
- Shower Room 7'8" x 4'1" (2.35m x 1.27m)

• Parking

The property benefits from one allocated parking space located to the rear of the building, accessed via a 10ft right of way from Graystone Road.

LEASE

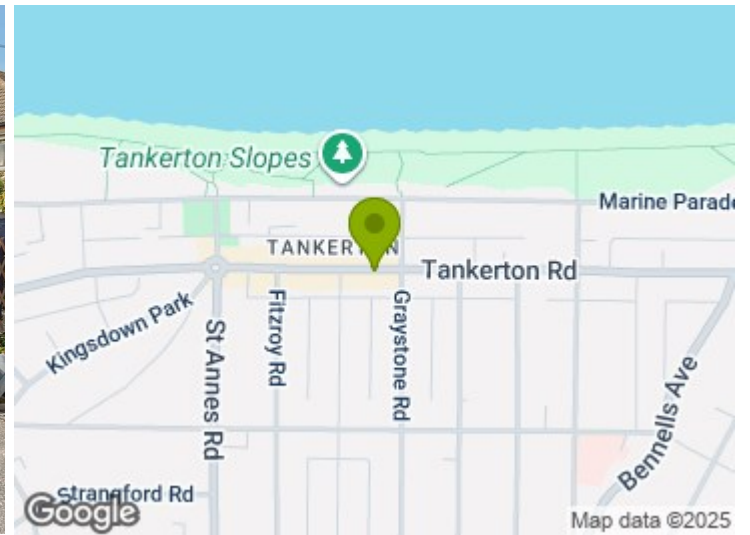
The property is being sold with the remainder of a 999 year lease from and including 1 October 2002 (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

We have been advised that the Service Charge for 2024/2025 will be in the region of £1,100.00 per annum (subject to confirmation from the vendor's solicitor).

GROUND RENT

£75.00 per annum (subject to confirmation from vendor's solicitor).



First Floor

Approx. 33.7 sq. metres (363.3 sq. feet)



Total area: approx. 33.7 sq. metres (363.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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Energy Efficiency Rating	
Energy efficient - lower rating code	Energy efficient - higher rating code
Energy A	Energy G
Energy B	Energy F
Energy C	Energy E
Energy D	Energy D
Energy E	Energy C
Energy F	Energy B
Energy G	Energy A
England & Wales	
EPC Rating: 74	

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