

CHRISTOPHER HODGSON



Whitstable

£175,000

Leasehold – Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

3 Knots Yard, Whitstable, Kent, CT5 1AL

A stylish modern first floor apartment forming part of a highly desirable Grade II listed building, built circa 1768 and refurbished in 2007. The property is enviably positioned in the heart of Whitstable and just moments from a wide array of boutique shops, cafe bars and highly regarded restaurants, the seafront, harbour, and Whitstable station (0.7 miles).

The bright and spacious accommodation is smartly presented throughout, to include Karndean flooring to the

living room and bedroom, and is arranged to provide an entrance hall, living room with kitchen, a double bedroom and a bathroom.

The apartment benefits from a communal bike store located to the rear of the building, and a share of the freehold. No onward chain.



LOCATION

Whitstable High Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) 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 (taken at maximum points) are:

FIRST FLOOR

- Entrance Hall
- Living Room / Kitchen 15'9" x 14'0" (4.80m x 4.26m)
- Bedroom 12'10" x 8'3" (3.91m x 2.51m)

- Shower Room 7'10" x 4'3" (2.40m x 1.30m)

Lease

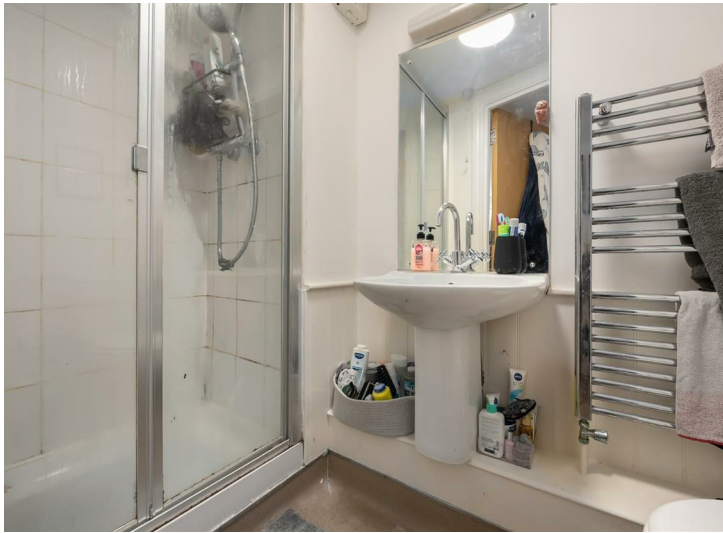
We have been advised that the property benefits from a share of the freehold. We have also been advised that the property benefits from the remainder of a 199 year lease which commenced in 2007. (Subject to confirmation by vendors solicitors).

Service Charge

We have been advised that the Service Charge for the year 2024/2025 will be £1,249.83 per annum (subject to confirmation by the vendors solicitors).

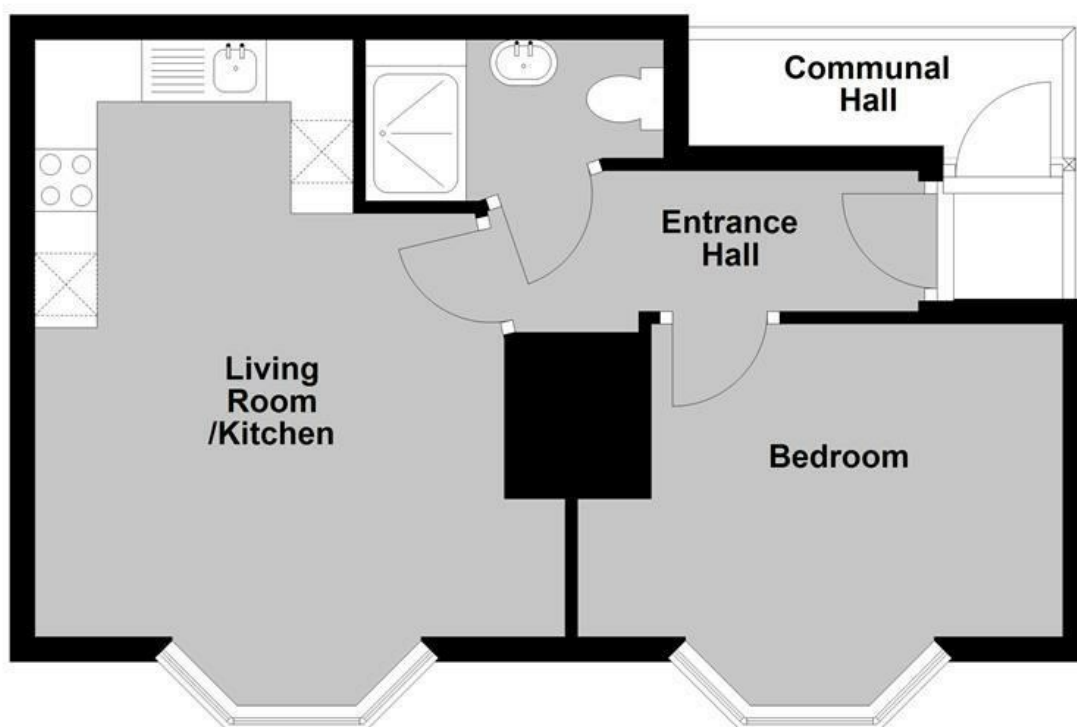
Ground Rent

Nil



First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 35.4 sq. metres (380.9 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	
Environment	Energy
Band A	76
Band B	76
Band C	
Band D	
Band E	
Band F	
Band G	
England & Wales	

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