

CHRISTOPHER HODGSON



Whitstable

Guide Price **£205,000** Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

121 Olympia Way, Whitstable, Kent, CT5 3FP

A contemporary first floor apartment forming part of the desirable Swale Park development on the outskirts of Whitstable. The property is conveniently positioned within close proximity to supermarkets, schooling options, bus routes, and is easily accessible to Whitstable town centre, seafront and station (0.9 miles).

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan living room

incorporating a smartly fitted kitchen area with integrated appliances, two double bedrooms (one of which benefits from a built-in wardrobe), and two stylish bathrooms including an en-suite shower room to the principal bedroom.

The apartment benefits from one allocated parking space.



LOCATION

Olympia Way forms part of a desirable modern development, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall

- Living Room/Kitchen 19'10" x 12'2" (6.05m x 3.71m)

- Bedroom 1 11'3" x 8'8" (3.44m x 2.64m)

- En-Suite Shower Room

- Bedroom 2 9'7" x 8'9" (2.93m x 2.66m)

- Bathroom

- Storage Cupboard

- Parking

One allocated parking space.

Lease

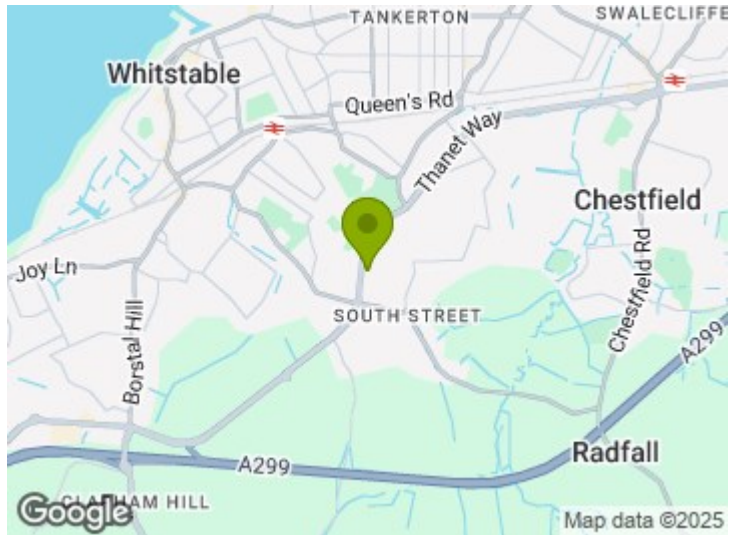
The property is being sold with the remainder of a 125 year lease granted on 1st January 2011 (subject to confirmation from vendor's solicitor).

Ground Rent

We have been advised that the Ground Rent for 2024/2025 will be £300.00 per annum (subject to confirmation from vendor's solicitor).

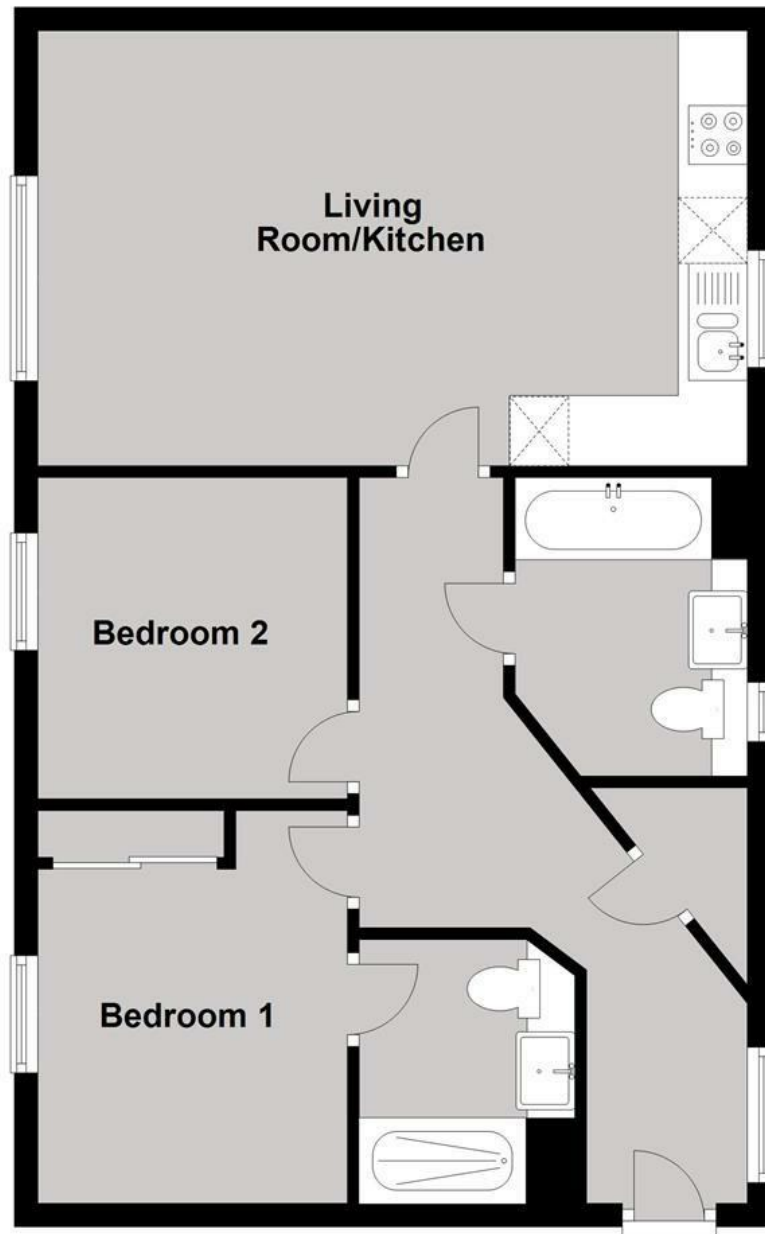
Service Charge

We have been advised that the Service Charge for the year 2024/2025 will be £1032.00 (subject to confirmation from vendor's solicitor).



First Floor

Approx. 61.3 sq. metres (659.8 sq. feet)



Total area: approx. 61.3 sq. metres (659.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1708.60.

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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs	Energy efficient - lower rating costs		
Band A	Band A	84	84
Band B	Band B		
Band C	Band C		
Band D	Band D		
Band E	Band E		
Band F	Band F		
Band G	Band G		
Energy efficient - higher rating costs	Energy efficient - higher rating costs		
England & Wales		ET 2019/24	2020/21/EC

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