

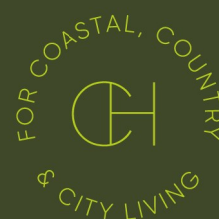
CHRISTOPHER HODGSON



Whitstable

£325,000

Leasehold - Share of Freehold



Whitstable

5 The Salt Yard, 110 Cornwallis Circle, Whitstable, Kent, CT5 1DT

A contemporary first-floor apartment forming part of a desirable development in the heart of central Whitstable. The property is moments from the High Street, which boasts a wide range of independent cafés, bars, boutique shops, and highly regarded restaurants. It is also a short stroll to the beach, harbour, and Whitstable station (0.7 miles).

This beautifully presented apartment is finished to a high specification throughout, with open-plan living accommodation comprising an entrance hall, a spacious

living room, a smartly fitted kitchen with a range of integrated appliances and a pair of casement doors leading to a private roof terrace, two double bedrooms, a stylish bathroom, a utility cupboard, and a storage cupboard. The principal bedroom benefits from an en-suite shower room and a Juliet balcony.

The apartment benefits from a video entry system and an allocated parking space within an undercroft parking area. No onward chain.



LOCATION

Cornwallis Circle is a desirable location within the heart of the town and enjoys a convenient position moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The A299 ('Thanet Way') dual carriageway is easily accessible offering access via the A2/M2 from London and to the channel ports and Thanet. The high speed Javelin service provides access from London (St Pancras) with a journey time of approximately 73mins. The mainline railway services and the frequent No 4 service and No 5 service in the high street provide public transport connections in all directions.

ACCOMMODATION

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

FIRST FLOOR

- Kitchen/Living Room 21'11" x 11'8" (6.69m x 3.58)
- Bedroom 1 11'0" x 10'9" (3.31m x 3.29)
- En-Suite Shower Room

- Bedroom 2 11'7" x 10'9" (3.54 x 3.29)
- Bathroom
- Utility 4'5" x 3'7" (1.36m x 1.11m)
- Storage Cupboard 4'6" x 3'7" (1.39m x 1.11m)

OUTSIDE

- Private Roof Terrace 27'1" x 17'6" (8.27m x 5.35m)

LEASE

The property is being sold with the remainder of a 999 year lease from 1st January 2020 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

We have been advised that the Service Charge for 2025/2026 will be £1,600 per annum (subject to confirmation from vendor's solicitor).

GROUND RENT

NIL (subject to confirmation from vendor's solicitor).



First Floor

Main area: approx. 64.0 sq. metres (688.9 sq. feet)



Total area: Approx. 64.0 sq. metres (688.9 sq. feet)

Council Tax Band TBC

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year	A	86	86
71 kWh/m ² per year	B		
55 kWh/m ² per year	C		
41 kWh/m ² per year	D		
27 kWh/m ² per year	E		
13 kWh/m ² per year	F		
0 kWh/m ² per year	G		

England & Wales
EPC Directive 2002/91/EC

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