

CHRISTOPHER HODGSON



Whitstable

Guide Price **£210,000** Leasehold



Whitstable

8 Oystergate Apartments, Wraik Hill, Whitstable, Kent, CT5 3FT

A spacious modern apartment forming part of a desirable development conveniently positioned on the outskirts of Whitstable. The property benefits from close proximity to amenities, including shopping outlets, supermarkets and Estuary View medical centre.

Apartment 8 is positioned on the first floor of the building and provides accommodation totalling 861 sq ft (80 sq m) and is arranged to include an open plan living area incorporating a sleek modern kitchen. There are two double bedrooms and two bathrooms including an

en-suite to the principal bedroom. The development benefits from a cinema room and second floor gym, available to all residents, and a lift services all floors.

The property benefits from one allocated parking space located to the rear of the building. Remainder of 10 year insurance backed warranty provided by LABC.



LOCATION

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, most notably during the annual Whitstable Oyster Festival.

Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities. Mainline railway services are available at Whitstable station (1.6 miles distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools.

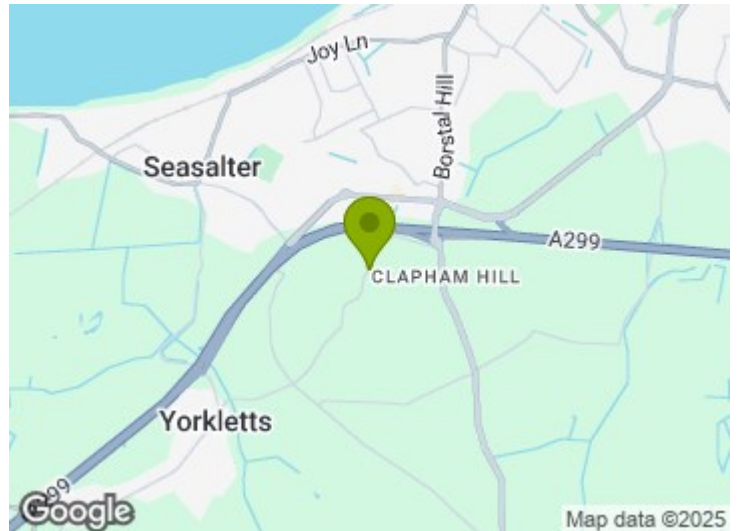
The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

ACCOMMODATION

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

FIRST FLOOR

- Communal Hall 8'4" x 12'5" (2.55m x 3.79m)
- Entrance Hall
- Sitting/Dining Room 23'5" x 11'1" (7.13m x 3.37m)
- Kitchen 11'1" x 9'0" (3.38m x 2.74m)
- Bedroom 1 17'11" x 9'11" (5.46m x 3.03m)
- En-Suite Shower Room
- Bedroom 2 13'11" x 9'6" (4.25m x 2.89m)
- Bathroom



Parking
One allocated parking space

Lease
Remainder of a 970 year lease created in 1999 (subject to confirmation by vendor's solicitor)

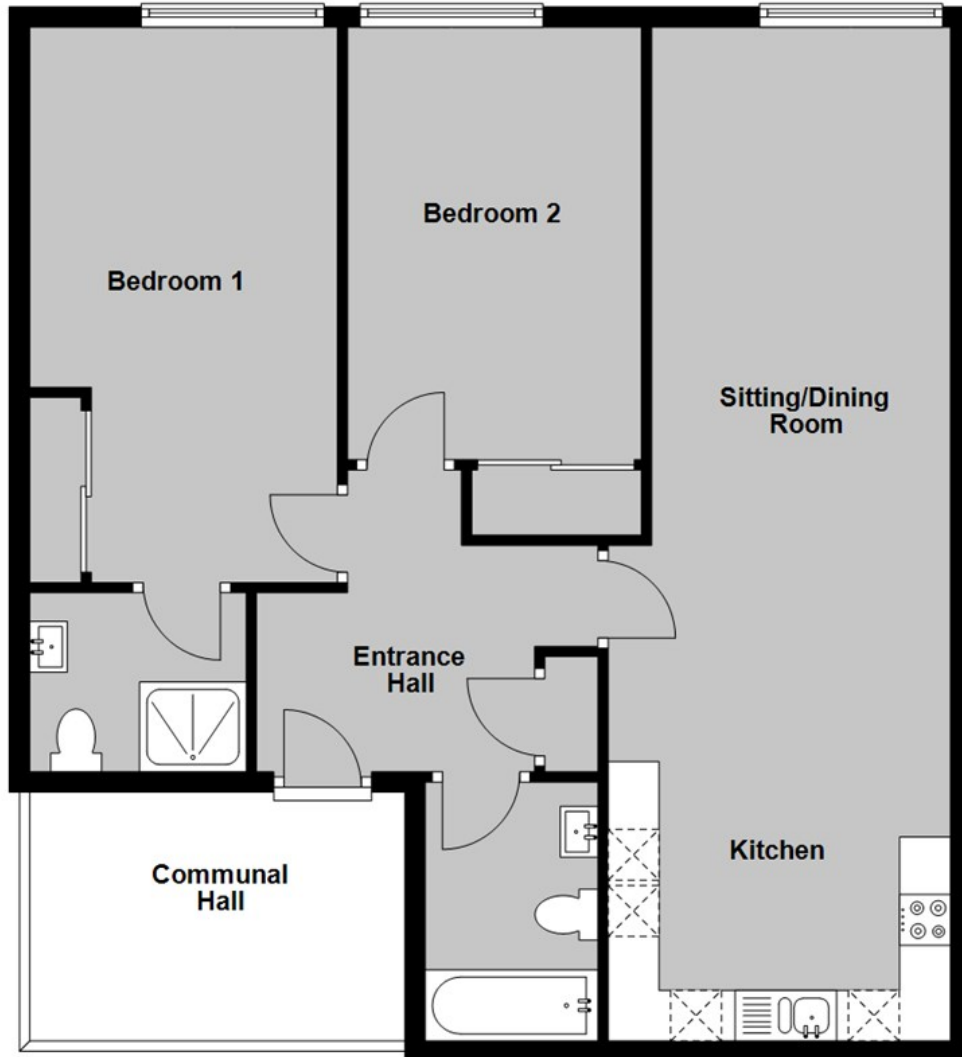
Service Charge
We have been advised that the Service Charge for the year 2024/2025 will be £2,100, and includes maintenance of the communal areas, cinema room and gym, communal power supply, passenger lift, fire alarm system, exterior structure, car park and flower beds. (subject to confirmation by vendor's solicitor)

Ground Rent
£230 per annum (subject to confirmation from vendor's solicitor)



First Floor

Approx. 80.0 sq. metres (861.2 sq. feet)



Total area: approx. 80.0 sq. metres (861.2 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (newest properties)	A		
Energy efficient	B		
Decent	C	79	79
Below average	D		
Energy inefficient	E		
Very energy inefficient (oldest properties)	G		
Minimum energy efficient rating for new properties		EPC Rating	
England & Wales		EPC Rating	

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