CHRISTOPHER HODGSON

Tankerton, Whitstable

£250,000 Leasehold - Share of Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

14 Tankerton Heights Tower Hill, Tankerton, Whitstable, Kent, CT5 2BW

A superb first floor apartment with views of the sea, forming part of this iconic period building which is situated in a prime position on Tankerton's favoured Tower Hill, at the top of Tankerton Slopes. A desirable central location, moments from shops and amenities, Tankerton seafront, and a short stroll to Whitstable mainline station (0.7 miles).

The accommodation is arranged to provide an entrance hall, a generous open-plan living room with kitchen, a double bedroom and a shower room.

The property benefits from allocated parking accessed via Park Avenue as well as a South facing communal garden to the rear of the building. No onward chain.

LOCATION
Tower Hill is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. It is just a short stroll from popular Tankerton Road, with its range of shops, restaurants and other local amenities.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.

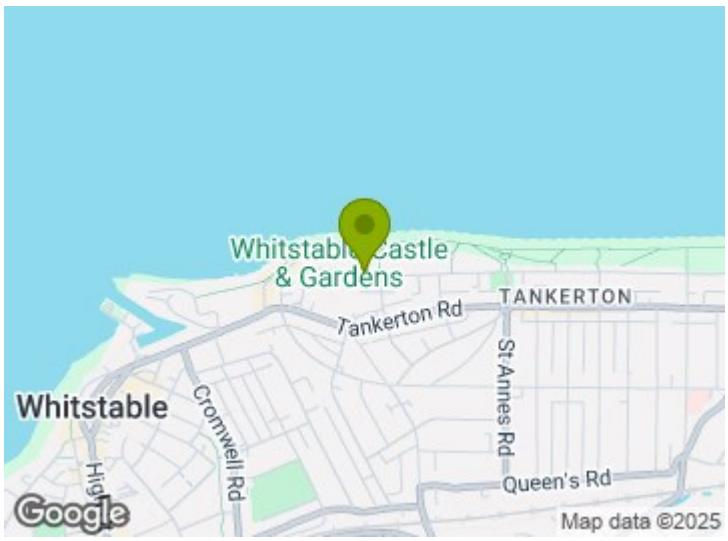
ACCOMMODATION
The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

- Communal Hall
- Entrance Hall
- Living Room / Kitchen 16'1" x 12'7" (4.90m x 3.83m)
- Bedroom 1 13'3" x 9'9" (4.05m x 2.96m)
- Bathroom

OUTSIDE

- Communal Gardens
- Allocated Parking

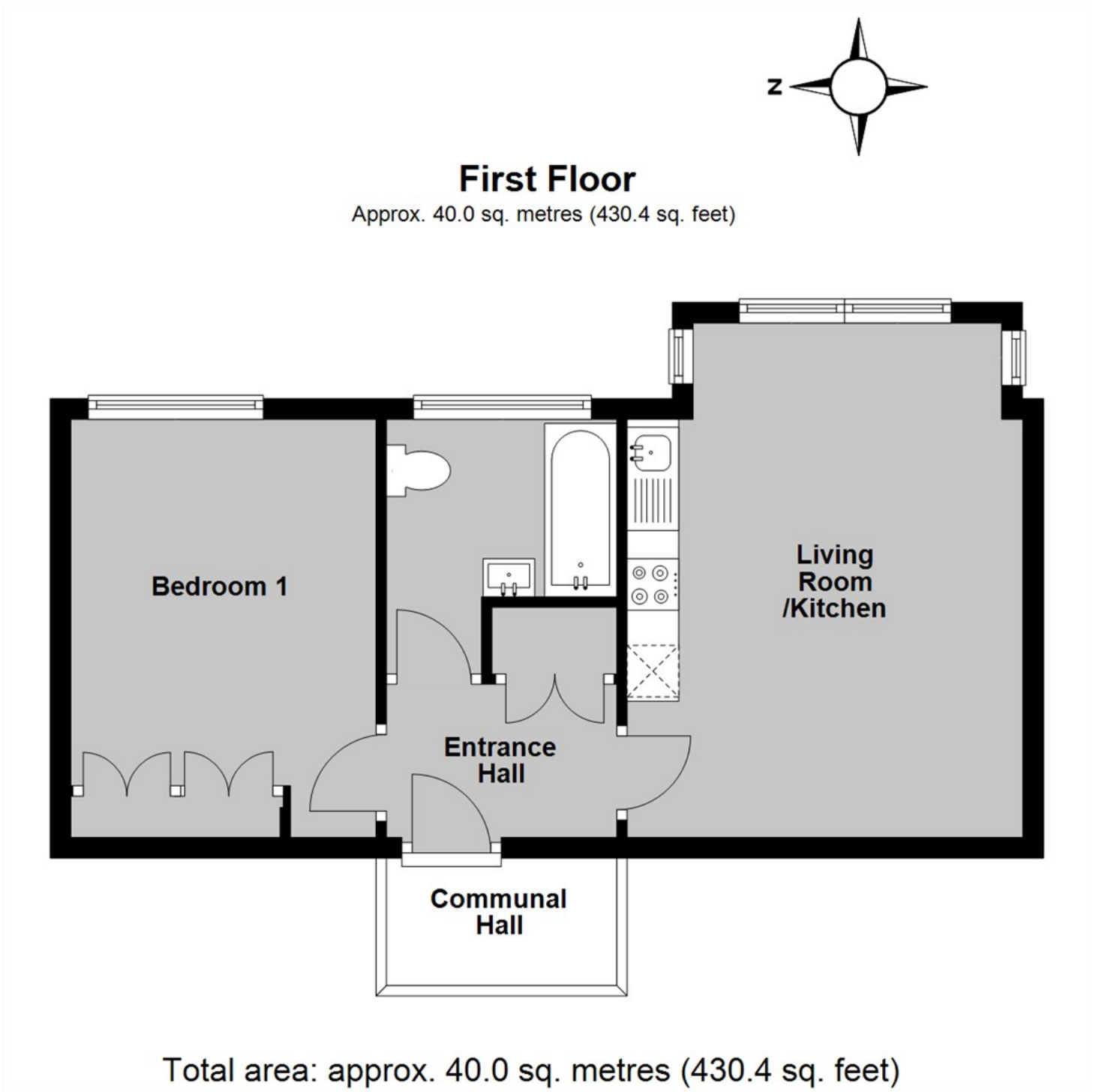


LEASE
The property benefits from the remainder of a 999 year lease from 11th August 2001 (subject to confirmation by vendor's solicitor).

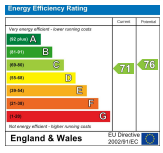
SHARE OF FREEHOLD
The property benefits from a share of the freehold (subject to confirmation by vendor's solicitor).

SERVICE CHARGE
We have been advised that the Service Charge for the year 2024/2025 will be £1,200 per annum (subject to confirmation by vendor's solicitor).

GROUND RENT
Nil



Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.



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