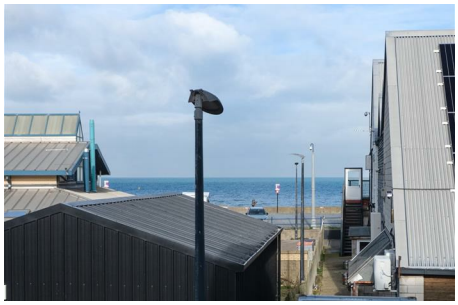
CHRISTOPHER HODGSON



Whitstable

£400,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

Apartment 1, Beach Walk House, Beach Walk, Whitstable, Kent, CT5 2BP

A two-bedroom first-floor apartment forming part of this prestigious new development of seven luxury apartments situated in a prime central location, moments from the seafront, shops and amenities, and accessible to Whitstable station.

This striking contemporary building features smart grey cladding and contrasting light brickwork beneath an aluminium roof. The development has been finished to a high specification throughout with stylish kitchens and bathrooms, and the building is serviced by a lift to all floors.

Apartment 1 provides bright, open-plan living accommodation comprising a spacious living room with contemporary kitchen, two bedrooms, and a stylish shower room.

The apartment also benefits from one allocated parking space and the use of a cycle store.

Available to view by appointment with Christopher Hodgson Estate Agents.

LOCATION
Tower Parade is a convenient and desirable location just a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile 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.

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

FIRST FLOOR

• Entrance Hall

• Living Room/Kitchen 19'4" x 17'0" (5.90m x 5.19m)

• Bedroom 1 15'1" x 10'4" (4.60m x 3.16m)

• Bedroom 2 13'3" x 12'9" (4.05m x 3.89m)

• Bathroom 10'5" x 6'1" (3.20m x 1.86m)

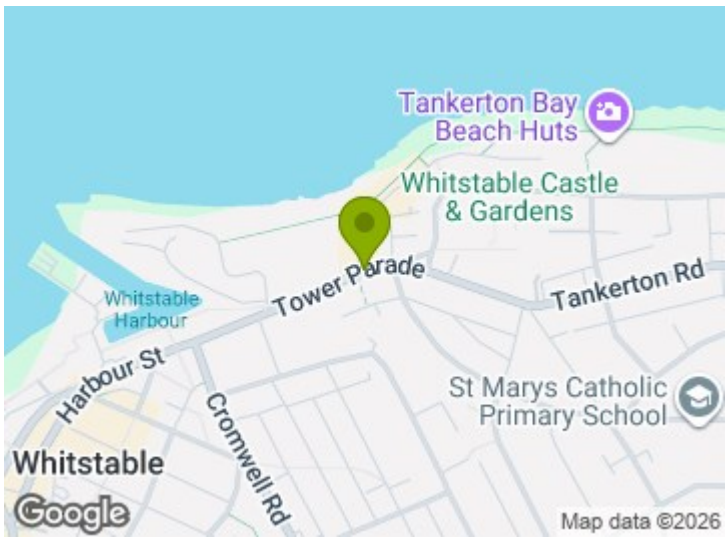
LEASE
Each apartment is being sold with a new 125 year lease (subject to confirmation from vendor's solicitors)

GROUND RENT
Nil (subject to confirmation from vendor's solicitors)

SERVICE/MAINTENANCE CHARGE
We are advised that the service charge for the first year will be £1,320 (subject to confirmation from vendor's solicitors)

WARRANTY
10 Year insurance backed structural warranty provided by Build-Zone.

GENERAL SPECIFICATION
Kitchens
• Work surfaces, upstands and splashbacks in white Quartz
• Integrated appliances consisting of:-

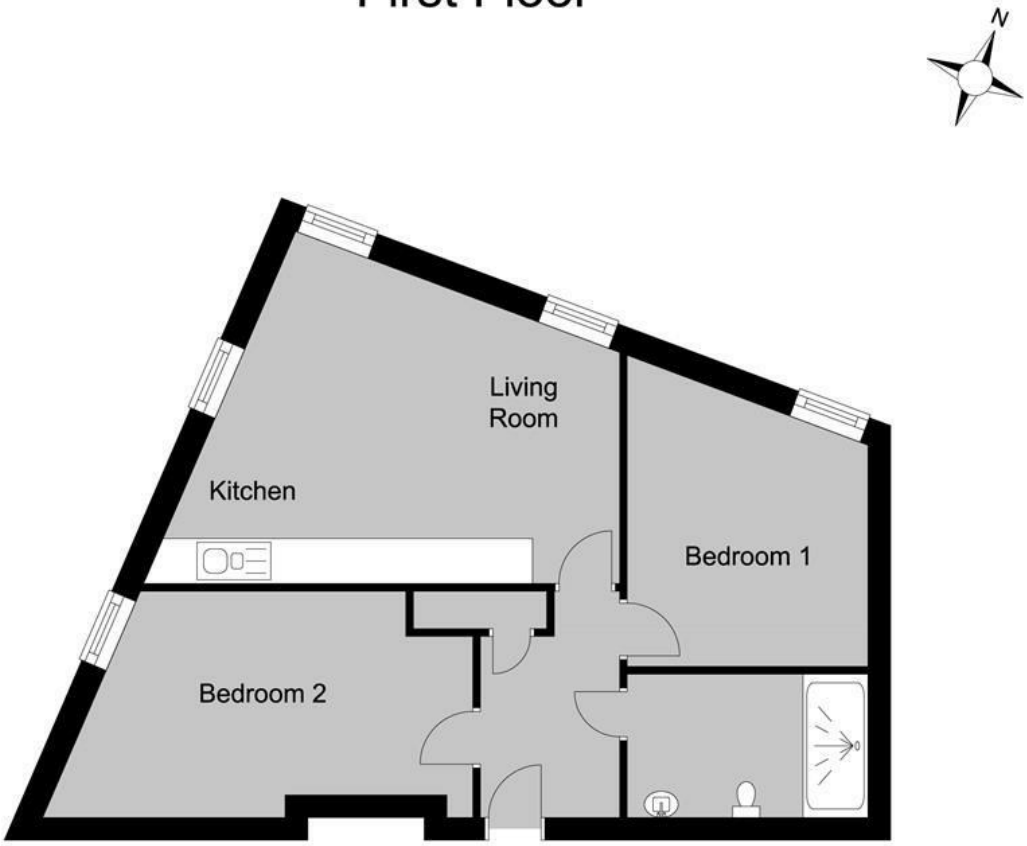


- Fridge/freezer
- Induction hob with induction hood above
- Single oven
- Dishwasher
- Washing machine
• Undermounted white ceramic Butler sink with chrome mixer tap
• Switch plates and sockets in chrome

Bathrooms
• High-quality sanitary ware
• Walk-in shower cubicle with rainfall shower
• Electric heated towel rails in chrome
• Wall-hung wash basin with storage cupboard

General
• Passenger lift serving all floors
• Air source heat pump providing heating and hot water
• Zonally controlled underfloor heating
• Triple-glazed powder-coated aluminium windows
• Luxury vinyl tile flooring throughout
• White linear style internal doors with chrome furniture
• Recessed Colour Adjustable (cool/warm) LED downlighters to all rooms
• BT points (selected rooms)
• Video door entry system
• Full fibre broadband installed (subscription required)
• Mechanical Extract Ventilation System (MEV)
• Dedicated EV charging point to each allocated parking space
• Secure cycle storage

Apartment 1
First Floor



Main area: Approx. 61.0 sq. metres (656.6 sq. feet)

Council Tax Band TBC

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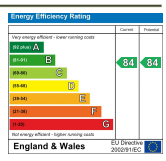

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