

CHRISTOPHER HODGSON



Whitstable

£195,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

15 Cages Close, Whitstable, Kent, CT5 4FD

A bright and spacious ground floor flat forming part of a desirable modern development, conveniently positioned for access to Whitstable town centre, schools, shops, bus routes, the seafront and mainline railway station (0.9 miles).

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room

incorporating a contemporary kitchen, a double bedroom and a bathroom.

Outside, there is a private courtyard garden and one allocated parking space. No onward chain.



LOCATION

Cages Close is conveniently situated for access to Whitstable town centre, amenities, bus routes and station. 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. and is also accessible to Whitstable mainline railway station which offers fast and frequent services to London Victoria (approximately 80mins). The high speed service also provides access to London St Pancras (approximately 73mins). The A299 is also accessible offering access to the A2/M2 linking to the channel ports and subsequent motorway network. The town provides a range of well regarded shopping, educational and leisure facilities including a working harbour and the seafood restaurants and water sports facilities for which it is renowned.

ACCOMMODATION

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

GROUND FLOOR

- Living Room/Kitchen 16'4" x 11'6" (4.98m x 3.51m)
- Bedroom 12'2" x 9'7" (3.71m x 2.92m)
- Bathroom

OUTSIDE

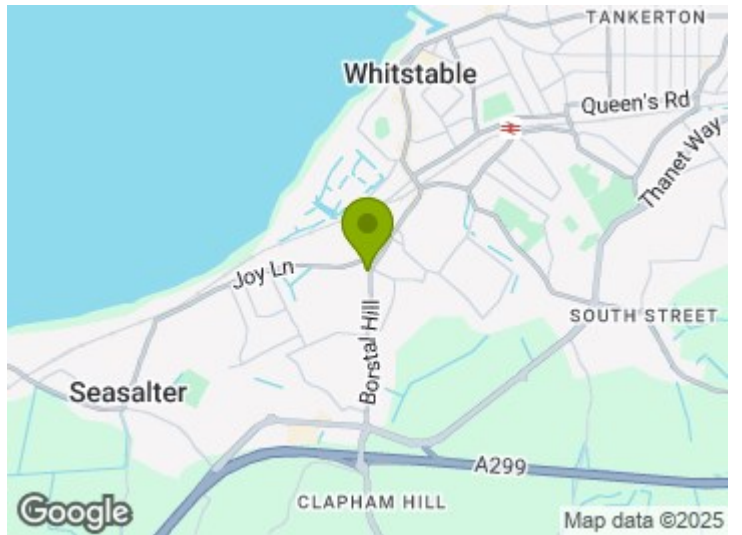
- Courtyard Garden 17'4" x 11'1" (5.28m x 3.38m)
- Parking
One allocated parking space

Lease

The property is being sold with the remainder of a 125 year lease from 1 January 2010 (subject to confirmation from vendor's solicitor).

Ground Rent

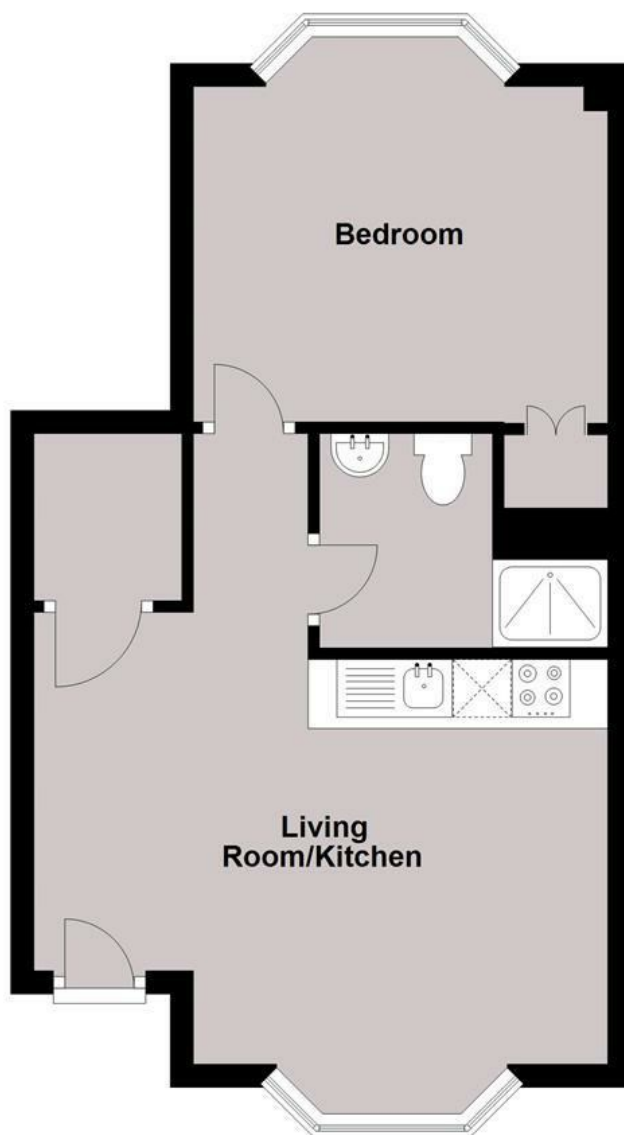
NIL (subject to confirmation from vendor's solicitor).





Ground Floor

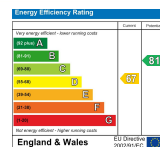
Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 37.3 sq. metres (401.2 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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