

CHRISTOPHER HODGSON



Tankerton, Whitstable

Guide Price **£235,000** Leasehold – Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

Apartment 6, Abbey Court, 170 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AP

A bright and spacious purpose built first floor apartment in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, within walking distance of Whitstable station (0.9 miles).

The accommodation is arranged to provide an entrance hall, living room with a Juliet balcony, a kitchen, two

double bedrooms (one of which benefits from a built-in wardrobe) and a bathroom.

The property also benefits from delightful south facing communal garden, one allocated parking space and is being sold with the remainder of a 999 year lease and a share of the freehold. No onward chain.



LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The popular town of Whitstable is approximately 0.9 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

FIRST FLOOR

- Communal Hall
- Entrance Hall
- Living Room 22'1" x 13'7" (6.73m x 4.15m)

- Juliet Balcony 8'9" x 2'10" (2.68m x 0.87m)

- Kitchen 11'1" x 8'8" (3.38m x 2.66m)
- Bedroom 1 13'0" x 11'11" (3.97m x 3.64m)
- Bedroom 2 9'10" x 9'8" (3.00m x 2.94m)
- Shower Room

OUTSIDE

- Communal Gardens
- One Allocated Parking Space

LEASE

The property is being sold with the remainder of a 999 year lease from 10th June 2016 (subject to confirmation from vendor's solicitor).

SHARE OF FREEHOLD

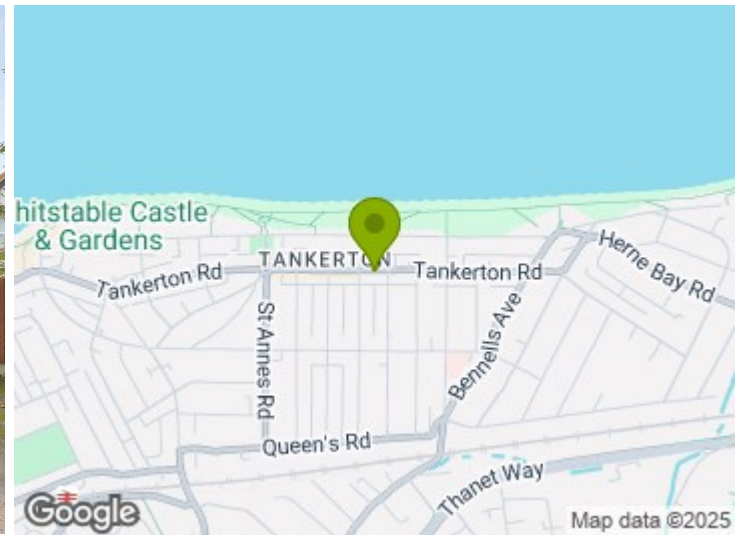
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).

SERVICE CHARGE

£1,100 per annum including buildings insurance (subject to confirmation from vendor's solicitor).

GROUND RENT

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



First Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



Total area: approx. 74.7 sq. metres (804.3 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2025/2026 is £2,303.25.

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