Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Tankerton, Whitstable

£257,500 Leasehold - Share of Freehold

...for Coastal, Country & City living.

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Tankerton, Whitstable

Flat 9 Lisa Court, 115 Northwood Road, Tankerton, Whitstable, Kent, CT5 2SD

A purpose built first floor flat forming part of this well-regarded development of only twelve properties and benefitting from a share of the freehold. Lisa Court is situated in a prime central location within Tankerton and is accessible to shops, amenities, bus routes, the seafront and Whitstable mainline railway station (approximately 0.8 of a mile distant).

The comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room with West facing balcony, a kitchen/breakfast room, two double bedrooms and a bathroom.

Externally there is the benefit of a garage and off street parking, communal gardens and a drying room. No onward chain.

Location
Northwood Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The popular town of Whitstable is approximately 0.5 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 are:

FIRST FLOOR

- **Entrance Hall**
  15'10" x 3'7" (4.84 x 1.10)
  at maximum points.

- **Living Room**
  15'3" x 12'5" (4.66 x 3.80)
  at maximum points.

- **Balcony**
  12'5" x 2'11" (3.80 x 0.90)
  at maximum points.

- **Kitchen**
  10'4" x 7'7" (3.17 x 2.32)
  at maximum points.

- **Bedroom 1**
15'3" x 11'5" (4.66 x 3.49)
at maximum points.

- **Bedroom 2**
11'6" x 9'4" (3.52 x 2.85)
at maximum points.

- **Bathroom**
8'0" x 7'5" (2.44 x 2.27)
at maximum points.

OUTSIDE

- **Communal Gardens**

- **Garage**
15'11" x 8'4" (4.87 x 2.55)
at maximum points.

Lease and Share of Freehold
The property is being sold with the remainder of a 999 year lease granted in 1976. All leaseholders are shareholders of Tankerton Lisa Court Limited and own a share of the Freehold (subject to confirmation from the vendor's solicitor).

Service/Maintenance Charge
The annual service charge for 2023/2024 is £1,585 (subject to confirmation from the vendor's solicitor).

Ground Rent
£25 per annum (subject to confirmation from the vendors solicitor).

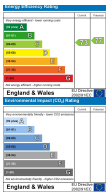
First Floor

Approx. 64.0 sq. metres (688.4 sq. feet)

Total area: approx. 64.0 sq. metres (688.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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