CHRISTOPHER HODGSON

Tankerton, Whitstable

£450,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Tankerton, Whitstable

Apartment 10 Leander Court Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

A beautifully presented first floor apartment forming part of this prestigious period building, conveniently positioned in a central Tankerton location moments from shops, bus routes, Tankerton slopes and seafront (320 metres distant) and within close proximity to Whitstable station which is less than a mile distant.

The exceptionally spacious accommodation totals approximately 1135 sq ft (106 sq m) and is arranged to provide an entrance hall, sitting room with Juliette balcony overlooking the communal gardens, smartly fitted kitchen with integrated appliances, utility room, two double bedrooms, a generous and stylish bathroom and an en-suite shower room to the principal bedroom. The property also benefits from a secure storage facility located in the basement.

Outside there are beautifully landscaped communal gardens and a car port providing allocated parking for one vehicle. Share of freehold. No onward chain.

Location
Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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:

- Entrance Hall 20'6" x 12'0" (6.25m x 3.66m)
- Sitting/Dining Room 19'5" x 14'11" (5.92m x 4.57m)
- Kitchen/Breakfast Room 15'1" x 8'6" (4.62m x 2.61m)
- Utility Room 8'7" x 4'9" (2.62m x 1.45m)
- Bedroom 1 16'9" x 12'7" (5.11m x 3.84m)
- En-Suite Shower Room
- Bedroom 2 12'6" x 9'1" (3.82m x 2.76m)
- Bathroom 12'7" x 6'11" (3.86m x 2.11m)

Parking
The property benefits from one allocated parking space located under a car port to the rear of the development, which is accessed via electronically operated gates from Graystone Road.

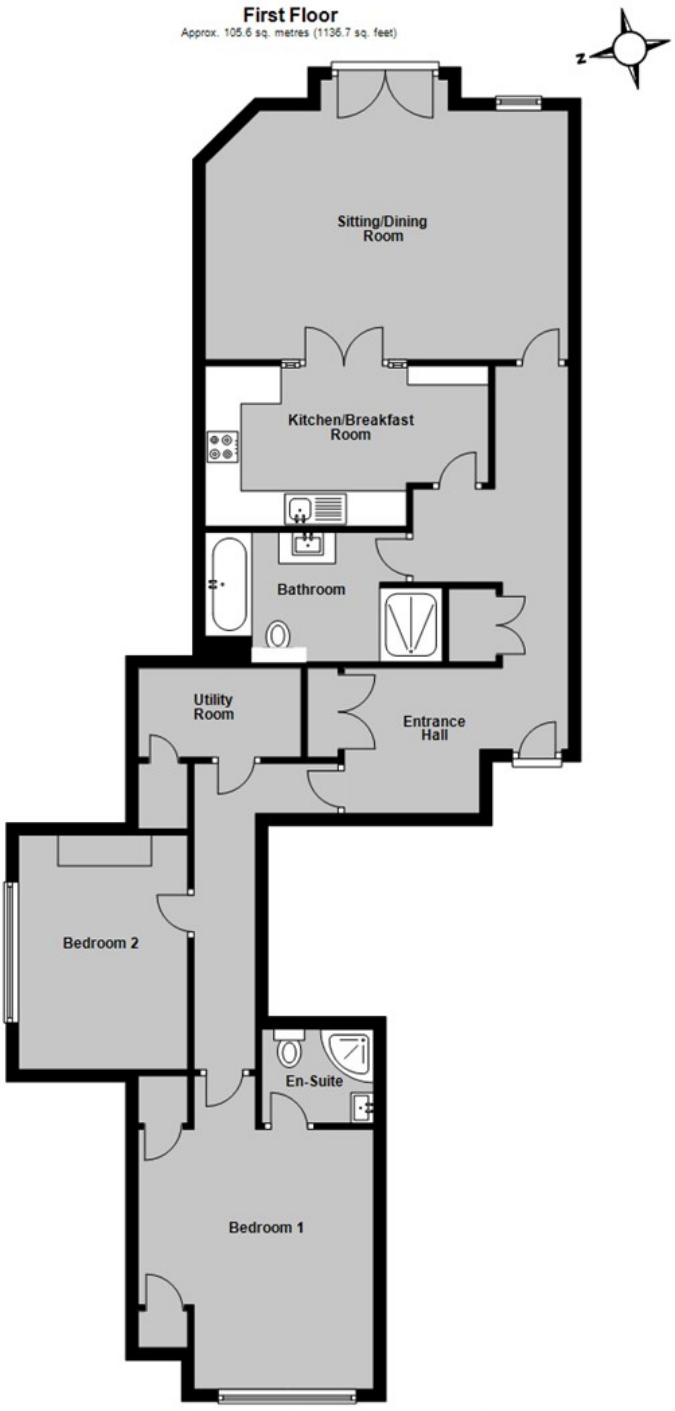
Storage
The apartments benefit from a further storage area located in the basement of the building.

Communal Gardens
The property benefits from the shared use of landscaped communal gardens located to the rear of the building.

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

Lease
125 year lease created in 2008 (subject to confirmation from vendor's solicitors).

Service/Maintenance charge
£2,232.62 per annum for period 2022/2023 (subject to confirmation from vendor's solicitors).



Total area: approx. 105.6 sq. metres (1136.7 sq. feet)

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

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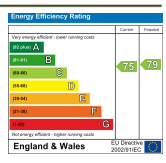

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