

# CHRISTOPHER HODGSON



**Whitstable**

**£169,950**

Leasehold



# Whitstable

## *10 Oystergate Apartments, Wraik Hill, Whitstable, Kent, CT5 3FE*

A first floor one bedroom apartment with the benefit of parking and lift access. Oystergate Apartments are located in an elevated position with far reaching views over the town, across the Bay and towards the Isle of Sheppey, where Whitstable's famous sunsets reach a stunning conclusion.

A spacious modern apartment forming part of a desirable development conveniently positioned in an elevated position on the outskirts of Whitstable, with far reaching views over the town, across the Bay and towards the sea and the Isle of Sheppey beyond. A wide range of amenities are in close proximity, including shopping

outlets, supermarkets and Estuary View medical centre.

Apartment 10 is positioned on the first floor of the building and provides accommodation totalling 457 sq ft (42.5 sq m), arranged to provide a large open plan living area which incorporates a stylish kitchen, a sleek modern bathroom and a double bedroom. The development benefits from a cinema room and second floor gym, available to all residents, and a lift services all floors.

The property benefits from one allocated parking space located to the rear of the building. Remainder of 10 year insurance backed warranty provided by LABC. No onward chain.



### LOCATION

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, most notably during the annual Whitstable Oyster Festival.

Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities. Mainline railway services are available at Whitstable station (1.6 miles 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.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as

well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

### ACCOMMODATION

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

- Entrance Hall
- Living Room/Kitchen 21'2" x 15'4" (6.45m x 4.67m)
- Bedroom 10'10" x 8'5" (3.30m x 2.57m)
- Bathroom 8'0" x 5'0" (2.44m x 1.52m)

### Parking

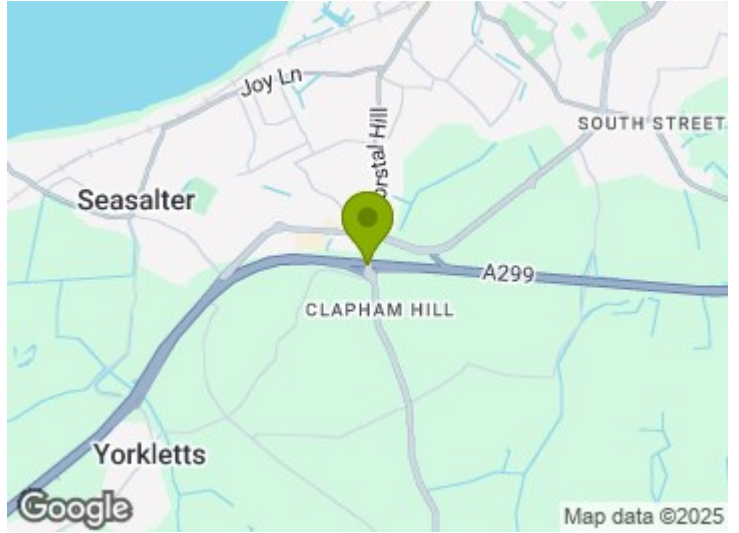
One allocated parking space.

### Lease

Remainder of a 970 year lease created in 1999 (subject to confirmation by vendor's solicitor)

### Service Charge

Currently £362.00 to be paid quarterly, and includes maintenance of the communal areas, cinema room and gym, communal power supply, passenger lift, fire alarm system, exterior structure, car park and flower beds. (subject to confirmation by vendor's solicitor)

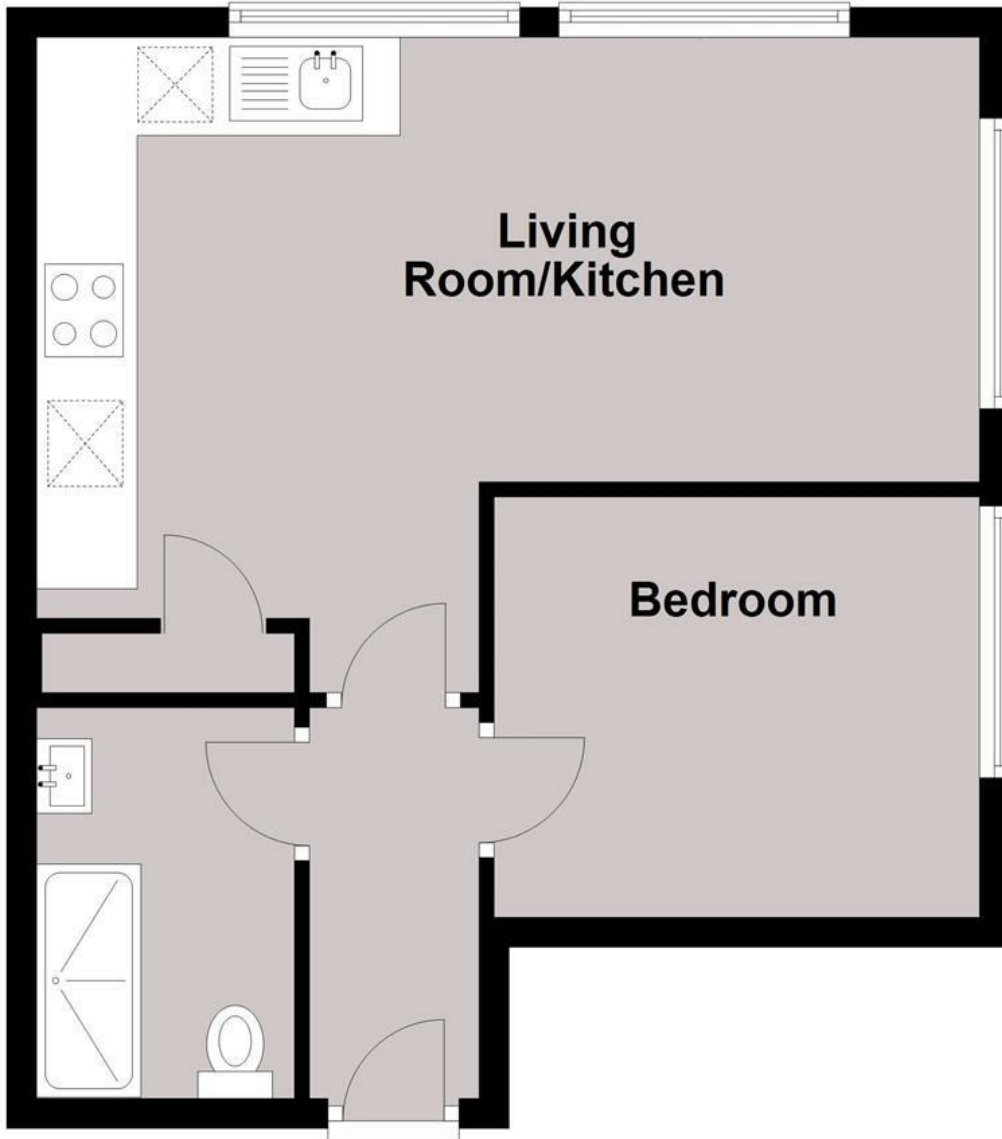


Ground Rent  
£155 per annum (subject to confirmation from vendor's solicitor)



# First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 40.6 sq. metres (437.3 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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Energy Efficiency Rating		Current	Potential
100 Energy efficient - Green rating scale	A		
75 Energy efficient - Yellow rating scale	B		
50 Energy efficient - Orange rating scale	C	45B	55B
25 Energy efficient - Red rating scale	D		
10 Energy efficient - Dark red rating scale	E		
5 Energy efficient - Red rating scale	F		
100 Energy efficient - Green rating scale	G		

England & Wales  
EPC Director  
2023/01/01

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