

CHRISTOPHER HODGSON



Whitstable

£195,000

Leasehold



Whitstable

57 Belon Drive, Whitstable, Kent, CT5 3FG

A contemporary second floor apartment forming part of the desirable Swale Park development, on the outskirts of Whitstable. The property is conveniently positioned within close proximity to supermarkets, schooling options, bus routes, and is easily accessible to Whitstable town centre, seafront and station (0.9 miles).

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged

to provide an entrance hall, open-plan living room incorporating a smartly fitted kitchen area with integrated appliances, two double bedrooms (one of which benefits from a built-in wardrobe), and two stylish bathrooms including an en-suite shower room to the principal bedroom.

The apartment benefits from one allocated parking space.



LOCATION

Belon Drive in Whitstable is approximately 1.3 miles distant from the town centre, offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ACCOMMODATION

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

SECOND FLOOR

- Entrance Hall 9'1" x 2'6" (2.77m x 0.76m)
- Living Room/Kitchen 18'10" x 10'4" (5.73m x 3.15m)
- Bedroom 1 10'4" x 10' (3.15m x 3.05m)
- En-Suite Shower Room
- Bedroom 2 9'8" x 8'7" (2.95m x 2.62m)
- Bathroom 8' x 5'6" (2.44m x 1.68m)

- Storage Cupboard

- Parking
One allocated parking space.

LEASE

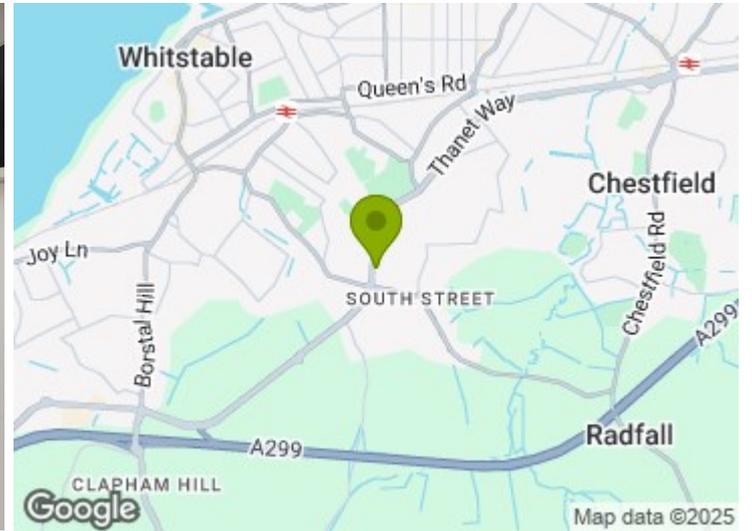
The property is being sold with the remainder of a 125 year lease granted on 1st January 2011 (subject to confirmation from vendor's solicitor).

GROUND RENT

We have been advised that the Ground Rent for 2024/2025 will be £300.00 per annum (subject to confirmation from vendor's solicitor).

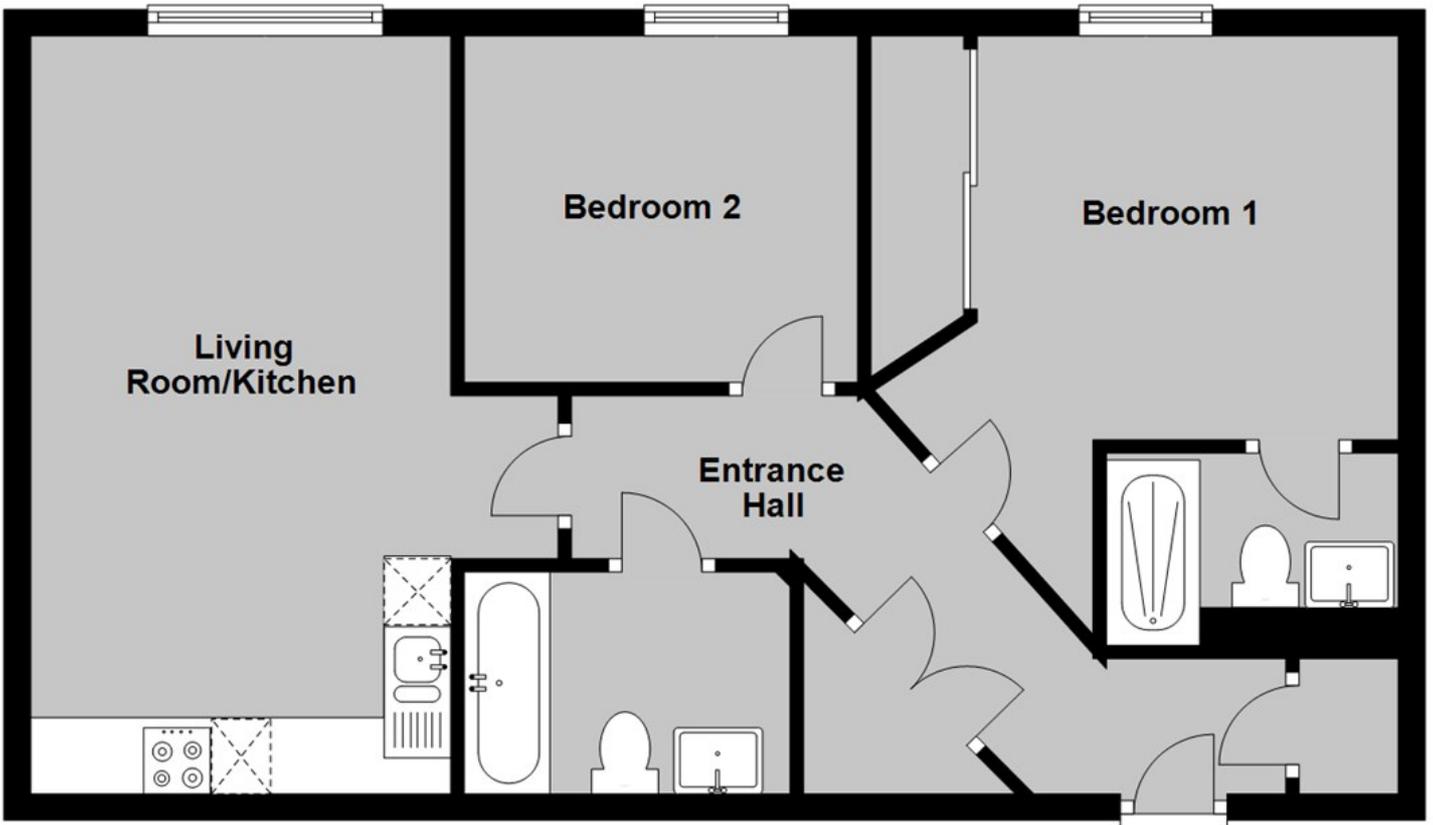
SERVICE CHARGE

We have been advised that the Service Charge for the year 2024/2025 will be £1,010.00 (subject to confirmation from vendor's solicitor).



Second Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60.

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Energy Efficiency Rating	
Current Rating	Potential Rating
Band A	Band A
Band B	Band B
Band C	Band C
Band D	Band D
Band E	Band E
Band F	Band F
Band G	Band G

For more information visit www.gov.uk

England & Wales

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