



Swalecliffe, Whitstable

£239,950 Leasehold

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Swalecliffe, Whitstable

Flat 11 St Johns Place 96 St. Johns Road, Swalecliffe, Whitstable, Kent, CT5 2SE

A purpose built second floor apartment, conveniently positioned close to shops and amenities, Sainsbury's supermarket, less than 500 metres from Chestfield and Swalecliffe station and within close proximity of the seafront.

The comfortably proportioned accommodation is arranged to provide an entrance hall, living room open-plan to a smartly fitted kitchen with integrated appliances, two double bedrooms and a bathroom.

The property benefits from one allocated parking space located to the rear of the building, in a secure gated car park accessed from St Johns Road. No onward chain.



Location

St Johns Place is situated in a much sought after central location in Swalecliffe, conveniently positioned for access to local shopping and educational facilities, seafront, bus routes and just a 0.5 miles from Chestfield & Swalecliffe mainline railway station. Swalecliffe benefits from its close proximity to neighbouring Whitstable with its bustling High Street, wide and varied array of shopping facilities, fashionable restaurants and working harbour. Chestfield and Swalecliffe mainline railway station offers fast and frequent services to London Victoria (approximately 89mins) and high speed links to London St Pancras (approximately 80 mins). The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

• Entrance Hall

11'3" x 3'4" (3.44m x 1.02m)
at maximum points

• Living Room / Kitchen

19'4" x 18'6" (5.90m x 5.63m)
at maximum points

• Bathroom

6'4" x 5'7" (1.95m x 1.72m)
at maximum points

• Bedroom 1

14'11" x 13'8" (4.57m x 4.17m)
at maximum points

• Bedroom 2

11'1" x 7'7" (3.40m x 2.33m)
at maximum points



Parking

One allocated parking space in a secure gated car park accessed from St Johns Road.

Lease

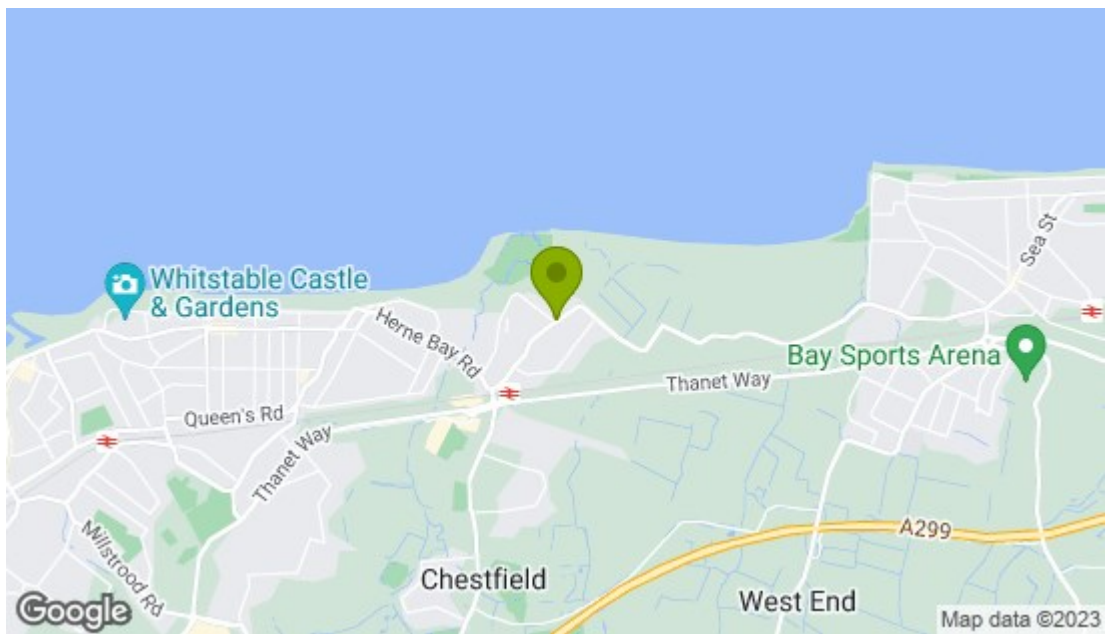
The property will be sold with the benefit of a new 99 year lease (subject to confirmation from the vendor's solicitor).

Service/Maintenance Charge

The annual service charge for 2022/2023 is £1,175 (subject to confirmation from the vendor's solicitor).

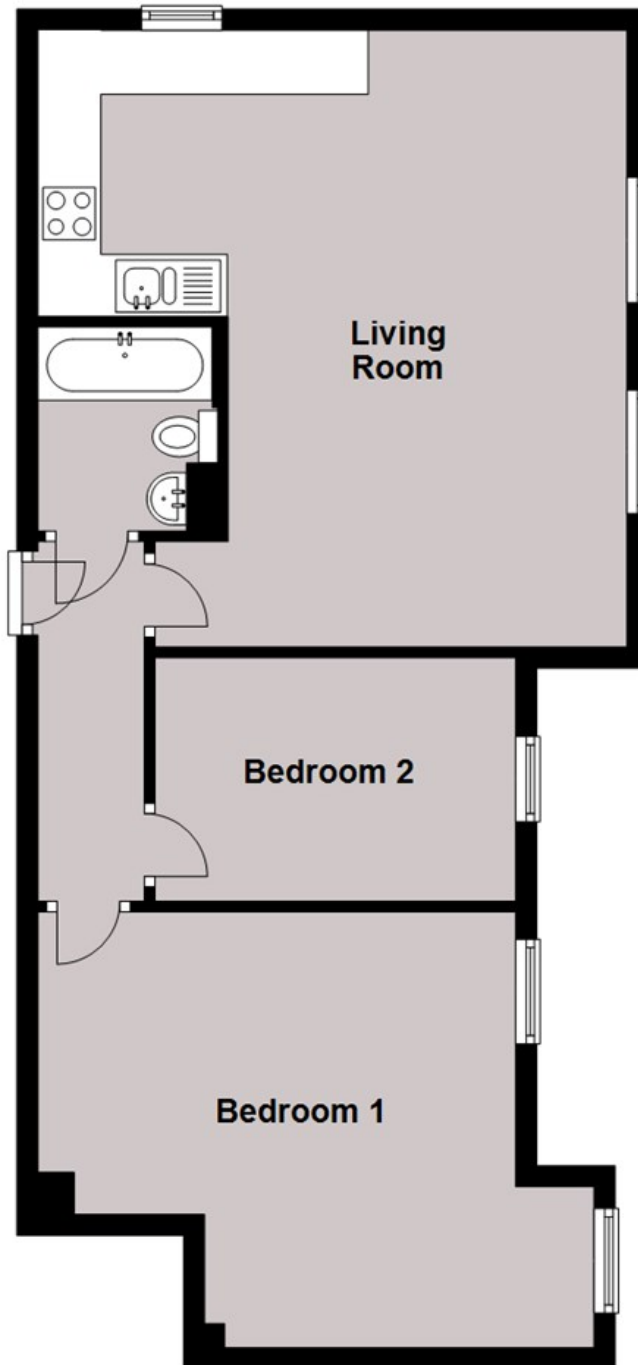
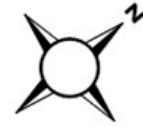
Ground Rent

£100 per annum (subject to confirmation from vendor's solicitor).



Second Floor

Approx. 62.0 sq. metres (666.9 sq. feet)



Total area: approx. 62.0 sq. metres (666.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93

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

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

| Energy Efficiency Rating | Estimated Energy Costs |
|--------------------------|------------------------|
| A | < £350 |
| B | £350 - £400 |
| C | £400 - £450 |
| D | £450 - £500 |
| E | £500 - £550 |
| F | £550 - £600 |
| G | > £600 |

Recommended Range: £425 - £631