

CHRISTOPHER HODGSON



Tankerton, Whitstable

£299,950

Leasehold – Share of Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 8, Leander Court, 8 Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

A beautifully presented ground floor apartment forming part of this prestigious period building, conveniently positioned in a highly desirable location within central Tankerton, moments from shops, bus routes, Tankerton slopes and seafront (320 metres) and within close proximity of Whitstable station (0.9 miles).

The bright and spacious accommodation is arranged to provide an entrance hall, living/dining room incorporating a kitchen area with integrated appliances, two double

bedrooms, and a stylish shower room. The property also benefits from a secure storage facility located in the basement.

Outside, there are beautifully landscaped communal gardens. 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:

GROUND FLOOR

- Communal Hall 11'11" x 4'9" (3.62m x 1.46m)
- Entrance Hall

- Sitting/Dining Room 16'2" x 12'10" (4.92m x 3.90m)

- Kitchen 13'1" x 5'4" (4.00m x 1.63m)

- Bedroom 1 15'0" x 12'6" (4.57m x 3.81m)

- Bedroom 2 14'6" x 7'5" (4.42m x 2.26m)

- Shower Room

OUTSIDE

- Communal Garden

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

- Storage

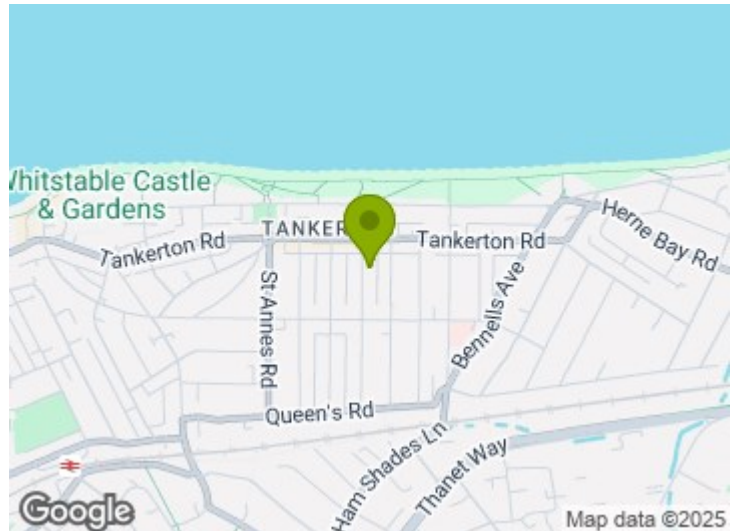
The apartments benefit from a further storage area located in the basement of the building.

Lease

125 year lease created in 2006 (subject to confirmation from vendor's solicitors).

Share of Freehold

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



Ground Rent
NIL

Service Charge
We have been advised that the Service Charge for the year 2024/2025 will be £1820.00 (subject to confirmation from vendor's solicitor).

