CHRISTOPHER HODGSON









Tankerton, Whitstable

£299,950 Leasehold - Share of Freehold



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

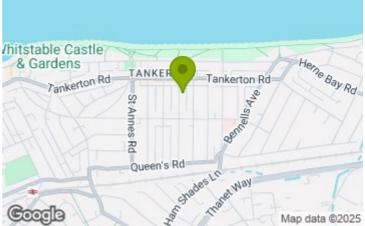
The property benefits from a share of the freehold (subject to confirmation from vendor's solicitor).











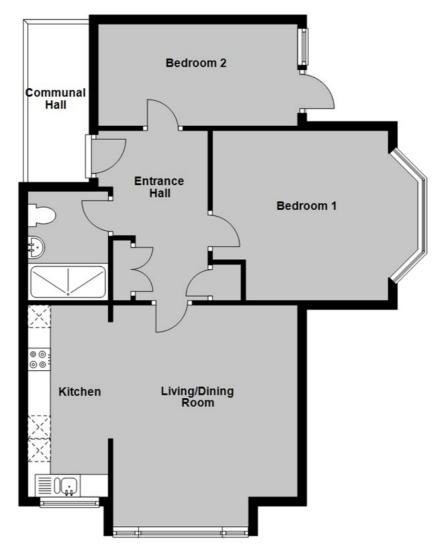
Ground Rent NIL

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).



Ground Floor

Approx. 67.0 sq. metres (721.4 sq. feet)



Total area: approx. 67.0 sq. metres (721.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

Christopher Hodgson Estate Agents for itself and as for the vendor of 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 Reasonableendeavours 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 state 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. I I Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor 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. No res



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK





