



## Tankerton, Whitstable

**£775,000** Leasehold (Share of Freehold)

...for Coastal, Country & City living.



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

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# Tankerton, Whitstable

Apartment 12, 17 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BG

In a prime sea facing location on Tankerton's highly prized Marine Parade, this luxurious purpose built penthouse apartment commands far-reaching views of the sea. This desirable development, built in 2014, is enviably positioned close to shops and amenities on Tankerton Road, Whitstable town centre and Whitstable mainline station which is one mile distant.

This beautifully presented penthouse provides comfortably proportioned accommodation arranged over two floors comprising an entrance hall which leads into the generous open plan living space with vaulted ceiling and a large feature window, fully fitted kitchen and dining area with double doors opening onto a sea facing balcony. From the entrance hall is a cloakroom and staircase leading to two exceptionally large bedrooms both with en-suite shower rooms, fitted wardrobes and dressing areas and the principal bedroom benefits from sea views. The apartment also benefits from underfloor heating, a video entry phone system, and is serviced by a lift.

To the rear of the building, there is allocated parking for two vehicles accessed via electronically operated gates from Marine Parade.



## Location

Marine Parade is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational amenities.

Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

### SECOND FLOOR

#### • Entrance Hall

#### • Kitchen/Living Room

24'10" x 12'8" (7.56m x 3.87m)  
at maximum points.

#### • Balcony

7'8" x 4'5" (2.34m x 1.37m)  
at maximum points.

### THIRD FLOOR

#### • Bedroom 1

17'2" x 16'5" (5.24m x 5.00m)  
at maximum points.

#### • En-Suite Shower Room

8'7" x 7'2" (2.63m x 2.20m)  
at maximum points.

#### • Bedroom 2

10'4" x 9'8" (3.17m x 2.95m)  
at maximum points.

#### • En-Suite Shower Room

7'11" x 6'6" (2.42m x 2.00m)  
at maximum points.

#### • Dressing Room

15'9" x 5'6" (4.82m x 1.70m)  
at maximum points.





#### Parking

Two allocated parking spaces accessed via electronically operated gates from Marine Parade

#### Lease and Share of Freehold

The property is being sold with the remainder of a 125 year lease granted on 30th January 2015. All Leaseholders are shareholders of Waterfront Apartments (Tankerton) Ltd and own a share of the Freehold (subject to confirmation from the vendors solicitor).

#### Lease Restrictions

The lease prohibits the keeping of pets and short term lets. Assured Shorthold Tenancies can be granted for a maximum period of twelve months (subject to confirmation from the vendors solicitor).

#### Service/Maintenance Charge

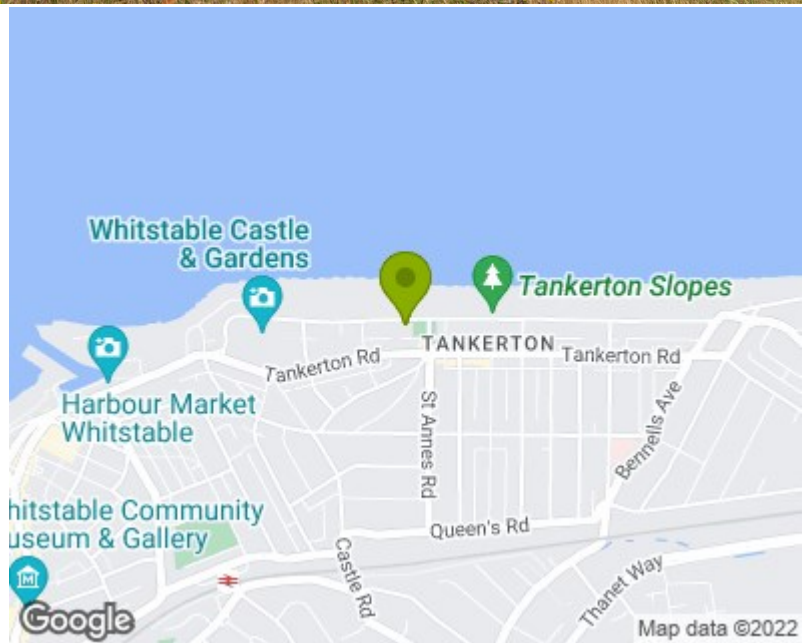
The annual service charge for 2022/2023 is £1,742.82 (subject to confirmation from the vendors solicitor)

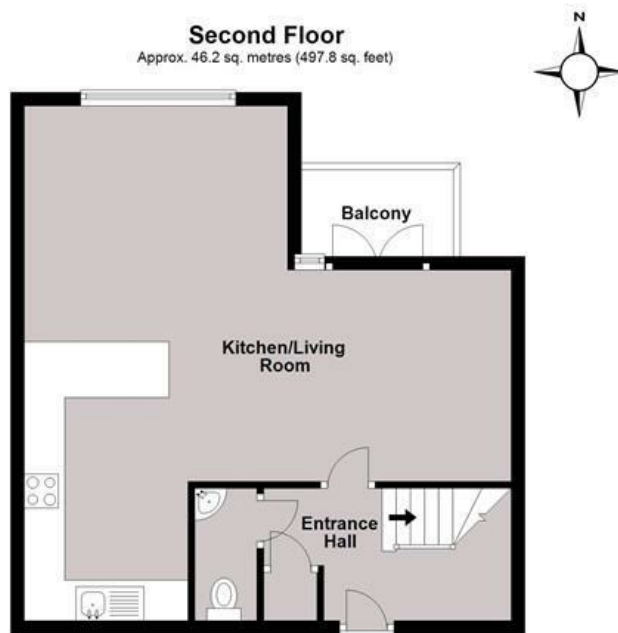
#### Ground Rent

We have been advised that the Ground Rent is £2.00 per annum if demanded (to be confirmed by vendors solicitors)

#### Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a viewing.





Total area: approx. 112.7 sq. metres (1213.3 sq. feet)

**Council Tax Band D.** The amount payable under tax band D for the year 2022/2023 is £1,997.91.

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

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