



CHRISTOPHER HODGSON

Tankerton, Whitstable

Apartment 3, 1 Gloucester Road, Tankerton, Whitstable, Kent, CT5 2DS

Leasehold – Share of Freehold

A two bedroom first floor apartment forming part of this attractive new development, ideally situated in a prime location within central Tankerton, moments from the seafront, shops and amenities, and easily accessible to Whitstable station.

This striking building occupies an elevated position on a peaceful residential road, from where it commands far reaching views across Whitstable and towards the sea in the distance.

Apartment 3 benefits from bright, open-plan living accommodation finished in smart contemporary style throughout, totalling 616 sq ft (57.2 sq m). There is large open-plan living room with contemporary kitchen and dining area, which enjoys a Westerly aspect and outstanding views towards the sea and of the Isle of Sheppey beyond. In addition, there are two double bedrooms and a generous bathroom.

The apartment also benefits use of a cycle store and communal landscaped garden to the rear of the building.

Available to view by appointment with Christopher Hodgson Estate Agents.

LOCATION Gloucester Road is a much sought after road on the border of Tankerton and Whitstable, conveniently positioned for access to local shopping and educational facilities, the seafront and bus routes. Mainline railway services are available at Whitstable station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73minutes) and the A299 is also easily accessible linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish markets. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its celebrated Regency style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. ACCOMMODATION The accommodation and approximate measurements (taken at maximum points) are: • Sitting Room 24'11" x 20'6" (7.62m x 6.27m) • Bedroom 1 10'9" x 10'4" (3.28m x 3.15m)	• Bedroom 2 14'4" x 6'0" (4.39m x 1.85m) • Bathroom 9'10" x 5'6" (3.00m x 1.68m) SPECIFICATION Kitchen • Soft-close units in matte grey • Integrated appliances to include; • Double oven • Convection Hob • Slimline extractor hood • Fridge and freezer • Washing machine • Dishwasher Bathrooms • Bath with fitted shower over (Apartment 1-4, 6-7) • Enclosed shower cubicle with fitted shower (Apartment 5) • Wall-hung wash basin with storage cupboard beneath in matte grey • WC • Mirror • Heated Towel Rail • Large porcelain tiles throughout in light matte grey General: • Central Heating via gas-fired combination boiler and radiators • UPVC windows (white internally and grey externally)	• Telephone Entry System (Apartments 1, 2, 3 & 4) • Private Ground Floor Entrance Doors (Apartments 5, 6 & 7) • Skirting boards, architrave and doors painted in white satin • Solid core contemporary internal doors in white • Engineered Oak flooring to living areas • Carpeting to bedrooms • LED lighting to living areas • Pendant lighting to bedrooms • External cycle store GARDENS Private Courtyard Gardens Apartments 5, 6 & 7) Landscaped Communal Garden (for use by all apartments) LEASE Each apartment is being sold with a new 999 year lease and a share of the Freehold (subject to confirmation from vendor's solicitor) GROUND RENT Nil (subject to confirmation from vendor's solicitor) SERVICE/MAINTENANCE CHARGE £500 per annum (subject to confirmation from vendor's solicitor) WARRANTY 10 Year New Build Warranty provided by ICW
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Viewing: STRICTLY BY APPOINTMENT WITH CHRISTOPHER HODGSON ESTATE AGENTS
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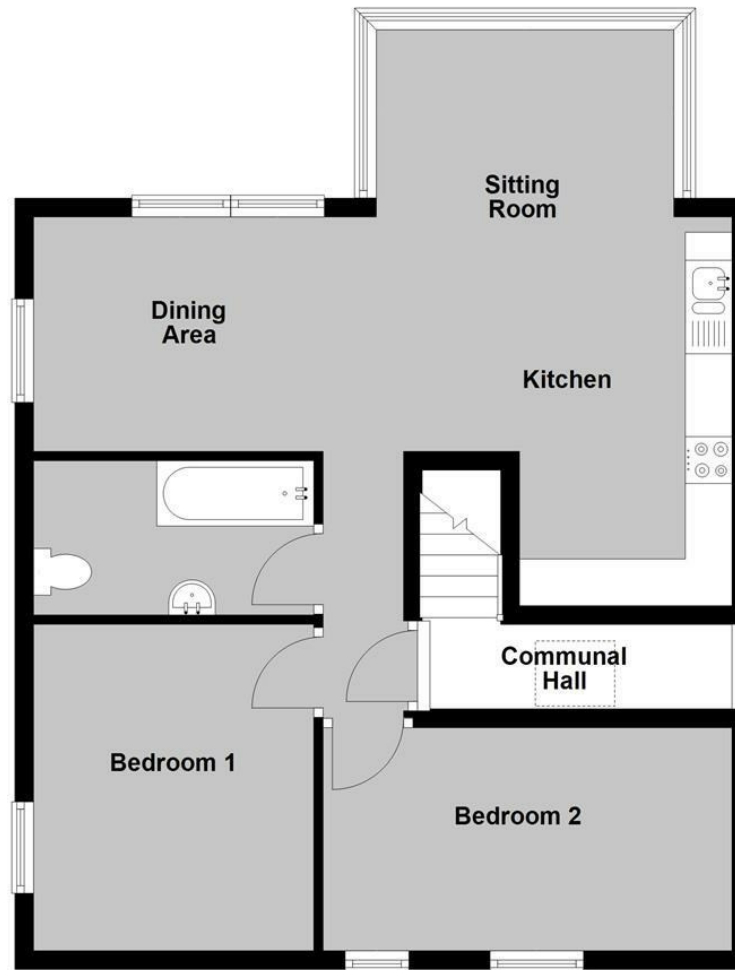
ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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First Floor

Approx. 57.2 sq. metres (616.0 sq. feet)



Total area: approx. 57.2 sq. metres (616.0 sq. feet)



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