

# Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS



Whitstable

£265,000 Leasehold

...for Coastal, Country & City living.



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# Whitstable

## Apartment 6 Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD

A bright and spacious two bedroom second floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the second floor, the apartment is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, two double bedrooms and a bathroom. The property features poured concrete floors with underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

The apartment benefits from an allocated parking space as well as use of the communal garden and cycle store.

No onward chain.



### Location

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in 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:

#### • Entrance Hall

#### • Living Room

22'1" x 15'6" (6.73m x 4.72m)  
at maximum points and incorporating:-

#### • Kitchen Area

#### • Bedroom 1

14'2" x 11'10" (4.33m x 3.61m)  
at maximum points.

#### • Bedroom 2

11'7" x 9'11" (3.53m x 3.02m)  
at maximum points.

#### • Bathroom

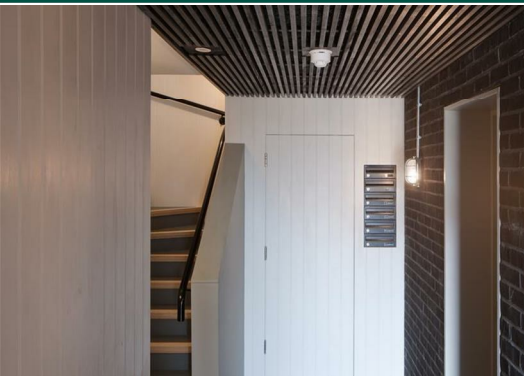
#### • Communal Garden

### Parking

The apartment benefits from one allocated parking space located in the parking area to the front of the building.

### Warranty

The property benefits from the remainder of a 10 year BLP Warranty (subject to confirmation from vendor's solicitor).



**Lease**

To be sold with a new 250 year lease (subject to confirmation from vendor's solicitor).

**Service / Maintenance charge**

We have been advised that the Service Charge for 2022 is in the region of £1,291.00 (subject to confirmation from the vendor's solicitor).

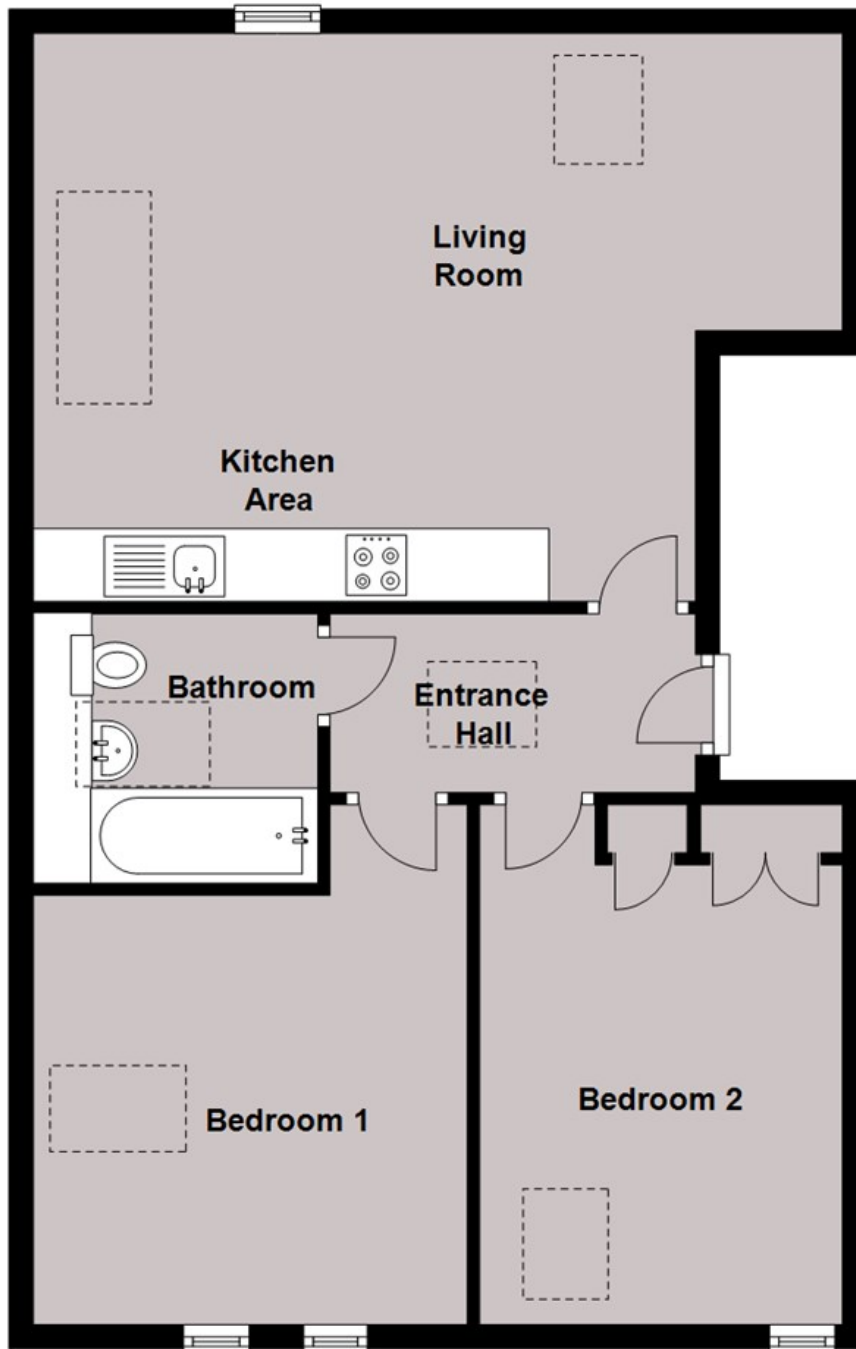
**Ground Rent**

£1 per annum (subject to confirmation from vendor's solicitor).



## Second Floor

Approx. 67.5 sq. metres (726.1 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2012/2023 is £1,775.92.

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

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