

CHRISTOPHER HODGSON



**Whitstable**

**£249,950**    Leasehold

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& CITY LIVING

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# Whitstable

## *22 Victoria Mews Regent Street, Whitstable, Kent, CT5 1FH*

A contemporary two bedroom apartment within this striking modern development, built in 2014. Victoria Mews is conveniently positioned in the heart of central Whitstable, just off the bustling High Street with it's eclectic mix of independent shops, galleries, and highly regarded eateries, and within close proximity of schools, the beach, Whitstable Harbour, and mainline station (0.5 miles).

The apartment is situated on the second floor and is accessed by a lift. The accommodation is presented in

smart contemporary style, which complements the high specification fixtures and fittings, and is arranged to provide an entrance hall, living room with sleek modern kitchen, two double bedrooms and a stylish bathroom.

The property also benefits from a covered off street parking space. No onward chain.



### LOCATION

Regent Street is a highly desirable road within the town's conservation area in central Whitstable, accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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. 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 (taken at maximum points) are:

#### SECOND FLOOR

- Entrance Hall
- Living Room 13' x 12' (3.96m x 3.66m)
- Kitchen 11' x 5'5" (3.35m x 1.65m)

- Bedroom 1 10'11" x 10'5" (3.33m x 3.18m)
- Bedroom 2 11'10" x 7'7" (3.61m x 2.31m)
- Bathroom

- Parking  
One allocated parking space.

### Lease

The property is being sold with the remainder of a 125 year lease from and including 1 June 2013 (subject to confirmation from vendors solicitors).

### Ground Rent

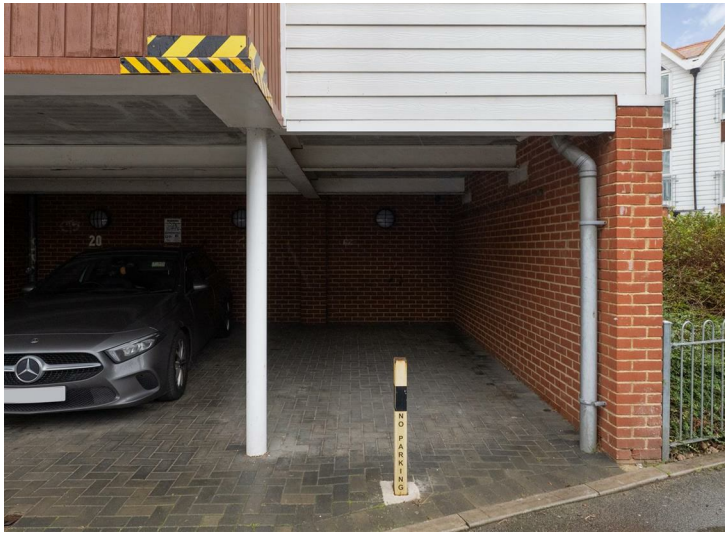
£50 per annum (subject to confirmation from vendor's solicitors).

### Service / Maintenance Charge

£2,763 per annum for period 2025/2026 (subject to confirmation from vendor's solicitors).

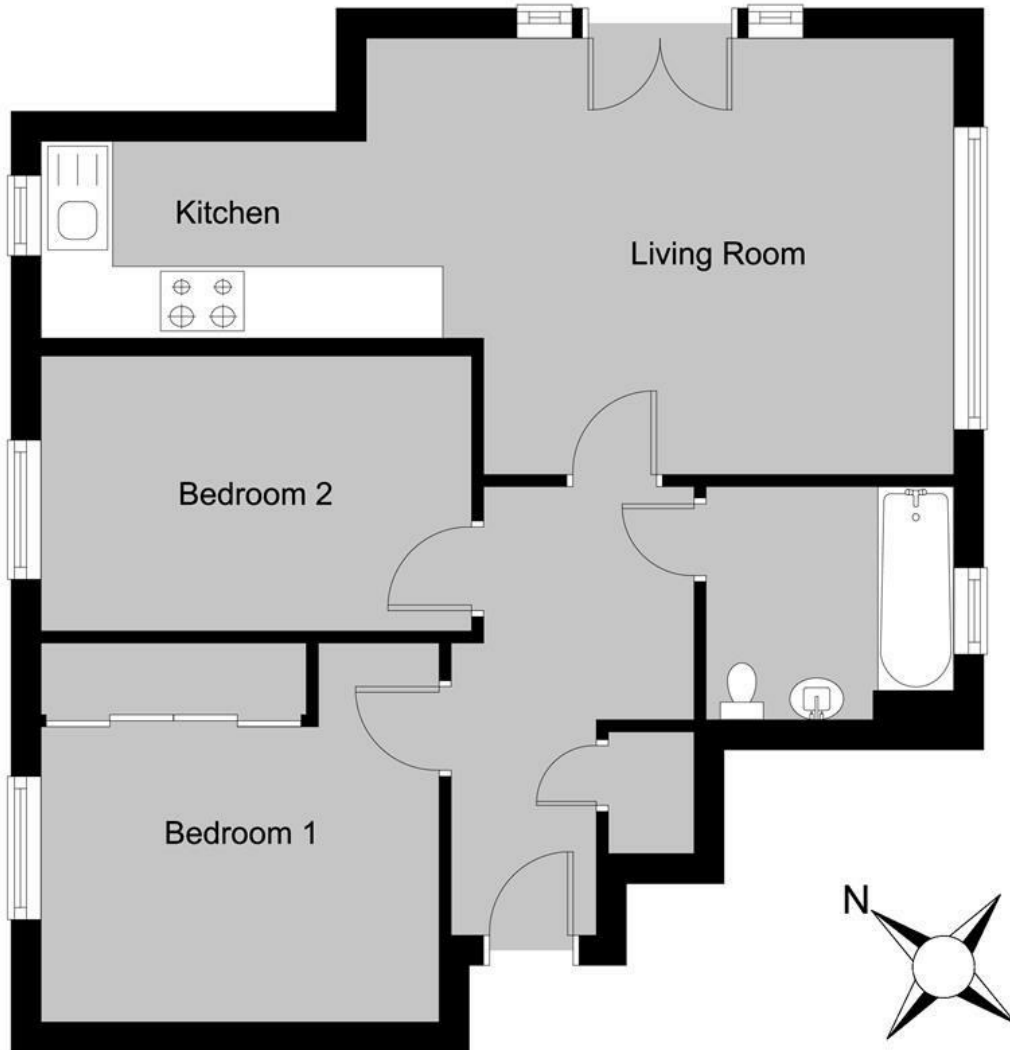
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## Second Floor

Main area: approx. 56.0 sq. metres (602.0 sq. feet)



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

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Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs	Energy efficient - lower rating costs		
Band A	Band A	61	61
Band B	Band B		
Band C	Band C		
Band D	Band D		
Band E	Band E		
Band F	Band F		
Band G	Band G		
Energy efficient - higher rating costs			
England & Wales		ET 2019/20	2020/21 EC

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