Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Tankerton, Whitstable

**£375,000** Leasehold

...for Coastal, Country & City living.


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# Tankerton, Whitstable

## Apartment 4, 127 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

An exceptional first floor apartment forming part of this prestigious new development, situated in a prime central location moments from the seafront, shops and amenities, and accessible to Whitstable station.

The development has been finished to a high specification throughout with stylish kitchens and bathrooms and the building is serviced by a lift to all floors.

The bright and spacious accommodation totalling 721 sq ft (67 sq m) is arranged to provide an open-plan living room with contemporary kitchen, two double bedrooms, a large bathroom and a utility cupboard. The principal bedroom has a balcony with views towards the sea.

Outside, there is an allocated parking space and cycle store.

**Location**
Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local shops, Tankerton slopes and seafront, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80mins and London (Cannon Street) approximately 88 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is less than 1 mile distant and provides a range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars, well regarded restaurants and working harbour for which the town has become renowned. 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:

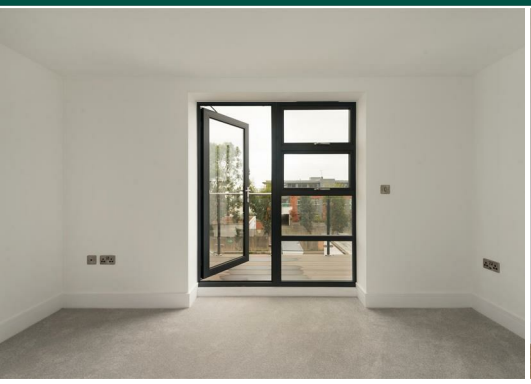
- **Entrance Hall**
  17'1" x 3'6" (5.21m x 1.09m)
  at maximum points

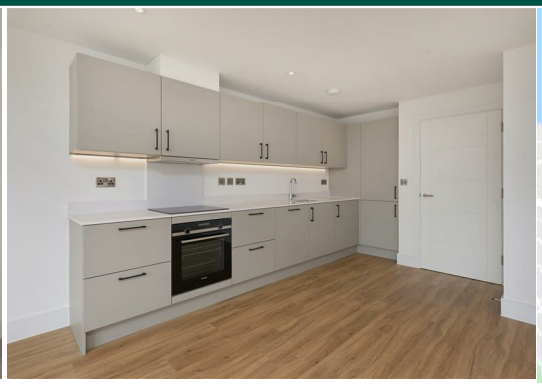
- **Living Room with Kitchen**
  20'11" x 17'10" (6.40m x 5.44m)
  at maximum points

- **Bedroom 1**
  13'3" x 9'3" (4.06m x 2.82m)
  at maximum points

- **Balcony**
  13'1" x 4'5" (4.00m x 1.36m)
  at maximum points

- **Bedroom 2**
  12'11" x 9'3" (3.94m x 2.82m)
  at maximum points





• **Bathroom**
9'3" x 6'7" (2.82m x 2.01m)
at maximum points

• **Utility Cupboard**

• **Parking**
One allocated parking space

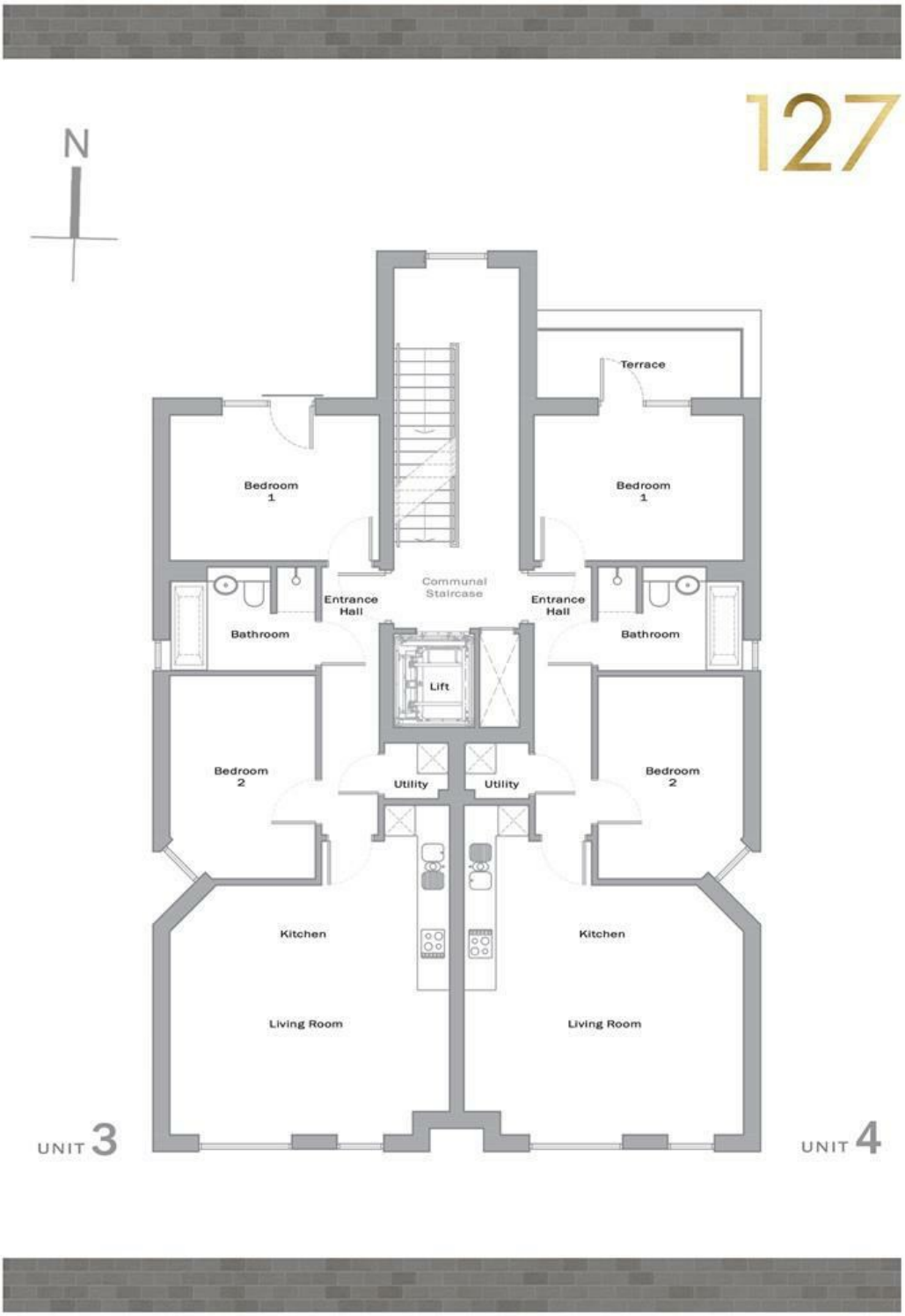
**N B**
Images and video content are from the same development and are indicative of 'type of finish' only.

**Lease**
The property is being sold with the remainder of a 999 year lease created in 2021 (subject to confirmation from vendors solicitor).

**Service/Maintenance Charge**
The annual service charge for 2021/2022 is £1,593.89 (subject to confirmation from the vendors solicitors)

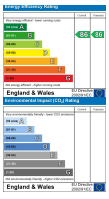
**Ground Rent**
£250 per annum (to be confirmed by the vendors solicitors).

**Video Tour Available**
Please view the video tour for this property, and contact us to discuss arranging a physical viewing.




## Council Tax Band to be confirmed

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



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**Folio No.** 6615/SPS