CHRISTOPHER HODGSON

Whitstable

£280,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

12 Oystergate Apartments Wraik Hill, Whitstable, Kent, CT5 3FE

A second floor two bedroom apartment with the benefit of parking and lift access. Oystergate Apartments are located in an elevated position with far reaching views over the town, across the Bay and towards the Isle of Sheppey, where Whitstable's famous sunsets reach a stunning conclusion. The development benefits from close proximity to nearby amenities, including supermarkets and Estuary View medical centre, and is within easy access of Whitstable's bustling town centre and mainline station (1.6 miles distant).

Apartment 12 provides accommodation totalling 1117 sq ft (103.8 sq m) and comprises an entrance hall, exceptionally spacious open-plan living area which incorporates a sleek modern kitchen, a stylish bathroom and two double bedrooms (with en-suite shower room to the principal bedroom).

The building includes a cinema room and second floor gym, available to all residents, and a lift services all floors. The apartment also benefits from one allocated parking space, located to the rear of the building.
Remainder of 10 year LABC warranty which commenced in 2019. No onward chain.

Location
Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, most notably during the annual Whitstable Oyster Festival.
Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities. Mainline railway services are available at Whitstable station (1.6 miles distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

Accommodation
The accommodation and approximate measurements (taken at maximum points) are:

• Entrance Hall

• Living Room/Kitchen 29'11" x 18'6" (9.12m x 5.64m)

• Bedroom 1 18'1" x 9'10" (5.52m x 3m)

• En-Suite Shower Room 6'0" x 5'6" (1.83m x 1.7m)

• Bedroom 2 14'1" x 9'10" (4.3m x 3.01m)

• Bathroom 7'2" x 5'6" (2.2m x 1.7m)

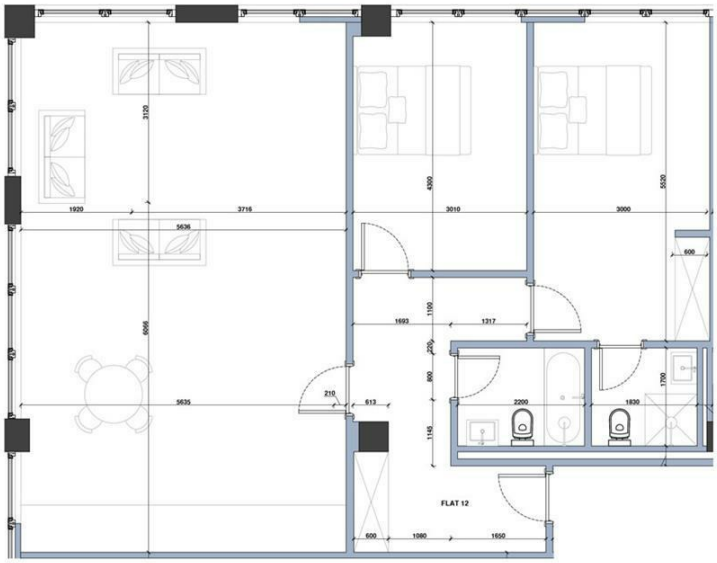
• Parking
One allocated parking space.

Warranty
Remainder of a 10 year insurance backed warranty provided by LABC which commenced in 2019 (subject to confirmation from the vendor's solicitor).

Lease
The property is being sold with the remainder of a 970 year lease from and including 1 January 1999 (subject to confirmation from vendor's solicitor).

Service Charge
We have been advised that the Service Charge for 2023/2024 will be in the region of £2,702.56 per annum (subject to confirmation from the vendor's solicitor).

Ground Rent
£245.00 per annum (subject to confirmation from vendor's solicitor).



Oystergate Apartments

• 1117 Sq Ft • 2 Bedrooms • 2 Bathrooms • AEG integrated appliances throughout •
• Master bathroom and ensuite fully tiled floor to ceiling • Designated parking space •

Council Tax Band D. The amount payable under tax band D for the year 2023/2024 is £2,097.60

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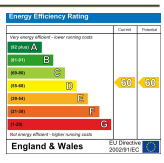

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

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Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK