Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Tankerton, Whitstable

**£215,000** Leasehold

...for Coastal, Country & City living.

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# Tankerton, Whitstable

## 8 The Cloisters Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

A comfortably proportioned first floor flat forming part of a desirable development in the heart of central Tankerton. The property is ideally positioned less than half a mile from Tankerton slopes and seafront and is within close proximity to shops and amenities bus routes, Whitstable town centre and mainline station (0.4 of a mile distant).

The light and spacious accommodation is arranged to provide an entrance hall, living room open plan to kitchen, a double bedroom and a bathroom.

The property benefits from the use of well-maintained communal gardens as well as an allocated parking space, located to the front of the building and accessed from Queens Road. No onward chain.

**Location**
Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and watersports facilities. The mainline railway station at Whitstable (0.3 miles distant) provides frequent services 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 A2/M2 giving access to the channel ports and connecting motorway network.

**Accommodation**
The accommodation and approximate measurements are:

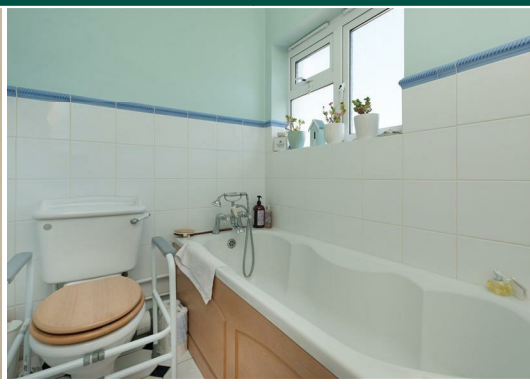
- **Entrance Hall**

- **Living Room**
15'9" x 12'8" (4.80m x 3.86m)
at maximum points.

- **Kitchen**
7'3" x 6'5" (2.22m x 1.96m)
at maximum points.

- **Bedroom**
13'6" x 10'5" (4.13m x 3.20m)
at maximum points.

- **Bathroom**
8'3" x 4'11" (2.54m x 1.50m)
at maximum points.



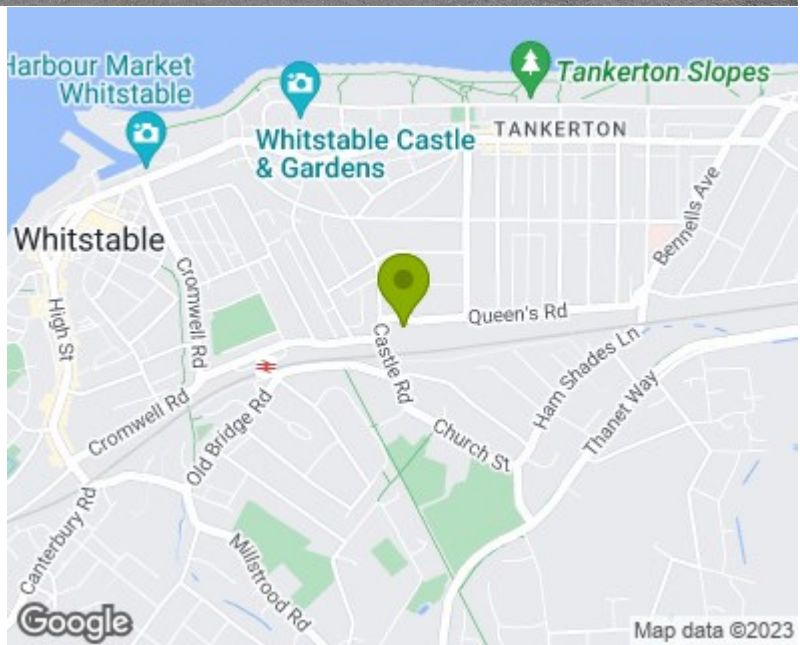
**Parking**
One allocated parking space located to the front of the building and accessed via Queens Road.

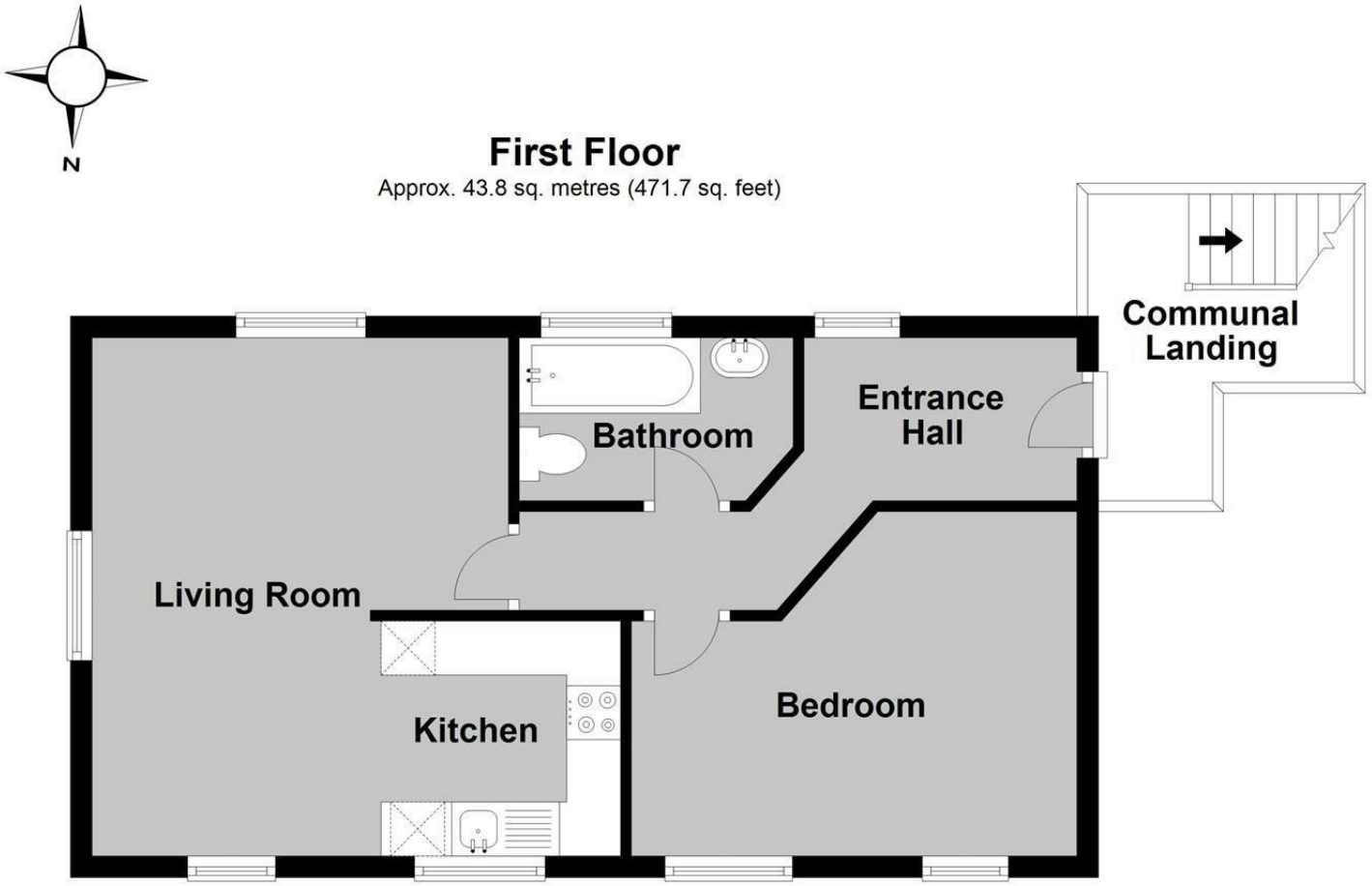
**Lease**
Term: 125 years from and including the 8th March 2000 (subject to confirmation from the vendors solicitors).

**Service/Maintenance Charge**
The annual service charge for 2022/2023 is £600 (subject to confirmation from the vendors solicitors).

**Ground Rent**
£150 per annum (subject to confirmation from the vendors solicitors).

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

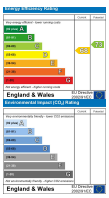





Total area: approx. 43.8 sq. metres (471.7 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2023/2024 is £1,398.40.

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



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