

CHRISTOPHER HODGSON



Tankerton, Whitstable
£200,000 Leasehold

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

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

A comfortably proportioned ground floor apartment forming part of a desirable development in heart of central Tankerton. The property is conveniently situated for access to shops, schools, bus routes, the seafront and Whitstable town centre and mainline station (0.4 of a mile distant).

The property benefits from its own private entrance and the bright, spacious and beautifully presented accommodation is arranged to provide an entrance hall,

generous living room, a separate kitchen, one double bedroom and a bathroom.

The property benefits from the use of well-maintained communal gardens as well as an allocated parking space, positioned directly outside the property and accessed from Queens Road.



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 (taken at maximum points) are:

- Entrance Hall
- Living Room 19'2" x 15'8" (5.85m x 4.78m)

- Kitchen 8'10" x 7'10" (2.71m x 2.40m)

- Bedroom 10'5" x 9'2" (3.18m x 2.80m)

- Bathroom 6'6" x 5'9" (2.00m x 1.76m)

PARKING

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

LEASE

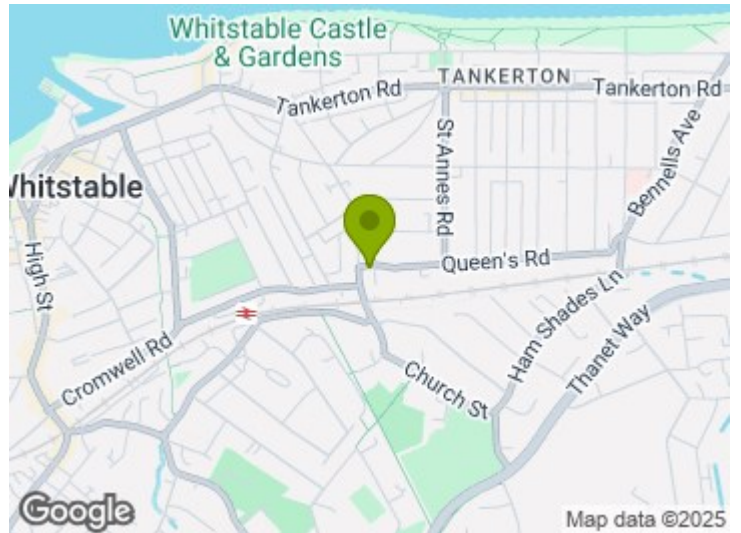
The property is being sold with the remainder of a 125 year lease granted on 29th September 1998 (subject to confirmation from vendor's solicitor).

SERVICE/MAINTENANCE CHARGE

The annual service charge for 2025/2026 is £800 (subject to confirmation from the vendors solicitors).

GROUND RENT

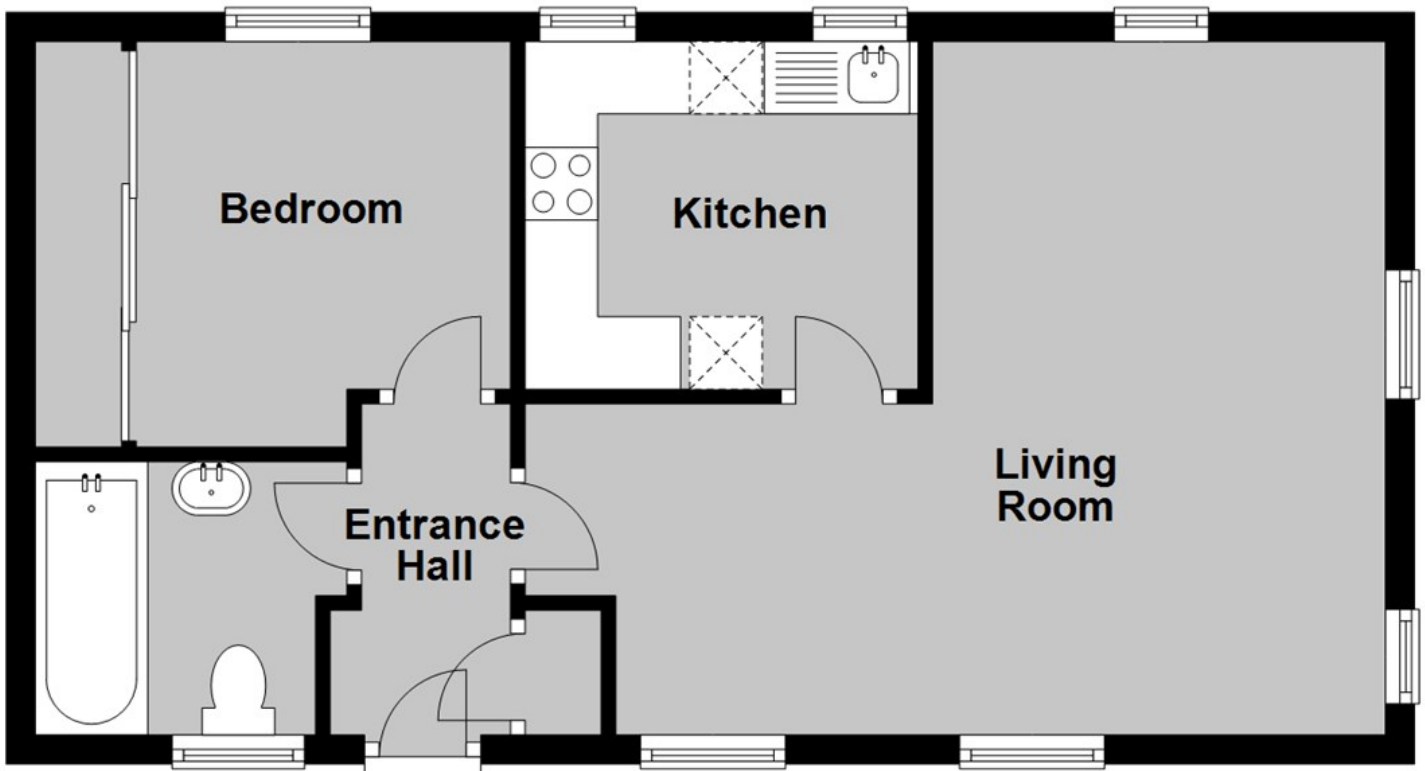
£150 per annum (subject to confirmation from the vendors solicitors).





Ground Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 44.5 sq. metres (478.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		Current	Target
Most energy efficient (green rating)	A		
Very good (light green rating)	B		
Good (yellow rating)	C		
Fair (orange rating)	D		
Below average (red rating)	E		
Least energy efficient (dark red rating)	F		
Very least energy efficient (darkest red rating)	G		
Energy Efficiency Rating		74	74
England & Wales		2016-2020	2016-2020

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