CHRISTOPHER HODGSON









Whitstable

£275,000 Leasehold

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

Apartment 4 Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD

A bright and spacious two bedroom first floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the first floor, the apartment is arranged to provide an entrance hall, a large open-plan living space incorporating a contemporary kitchen with a range of integrated appliances, two double bedrooms, a bathroom and access to a shared courtyard garden.

The property has been finished to a high standard throughout and features poured concrete floors with underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

This apartment benefits from an allocated parking space as well as cycle store.







LOCATION
Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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:

FIRST FLOOR

• Entrance Hall

• Living Room 22'0" x 16'7" (6.73m x 5.08m)

• Kitchen Area

• Bedroom 1 11'8" x 11'6" (3.58m x 3.53m)

• Bedroom 2 11'6" x 9'10" (3.51m x 3.02m)

• Bathroom

Parking
This apartment benefits from one allocated parking space located in the parking area to the front of the building.

Warranty
The property benefits from the remainder of a 10 year BLP Warranty, which commenced in 2017. (subject to confirmation by the vendor's solicitor).

Lease
The property benefits from the remainder of an 250 year lease created in 2017 (subject to confirmation by the vendor's solicitor).

Service / Maintenance Charge
We have been advised that the Service Charge for 2025/2026 will be in the region of £1,638.64 per annum (subject to confirmation by the vendor's solicitor).

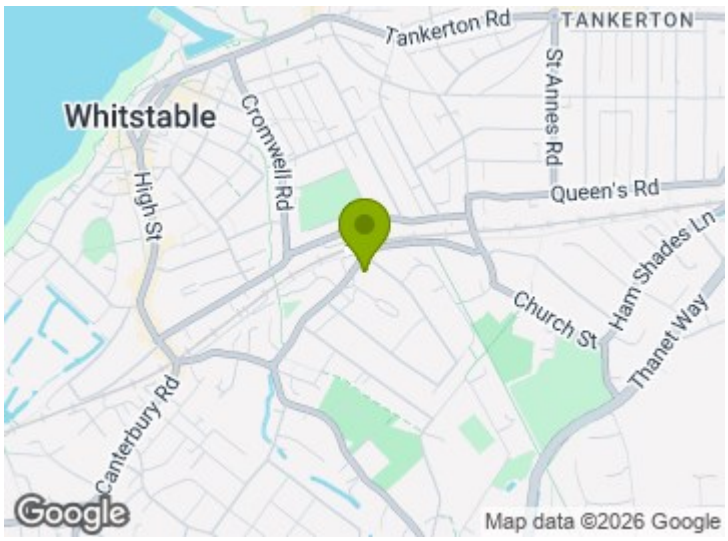
Ground Rent
We have been advised that the Ground Rent for 2025/2026 will be in the region of £250 per annum (subject to confirmation by the vendor's solicitor).










Tankerton Rd
TANKERTON
Whitstable
Cromwell Rd
St Annes Rd
High St
Queen's Rd
Ham Shades Ln
Church St
Thanet Way
Canterbury Rd
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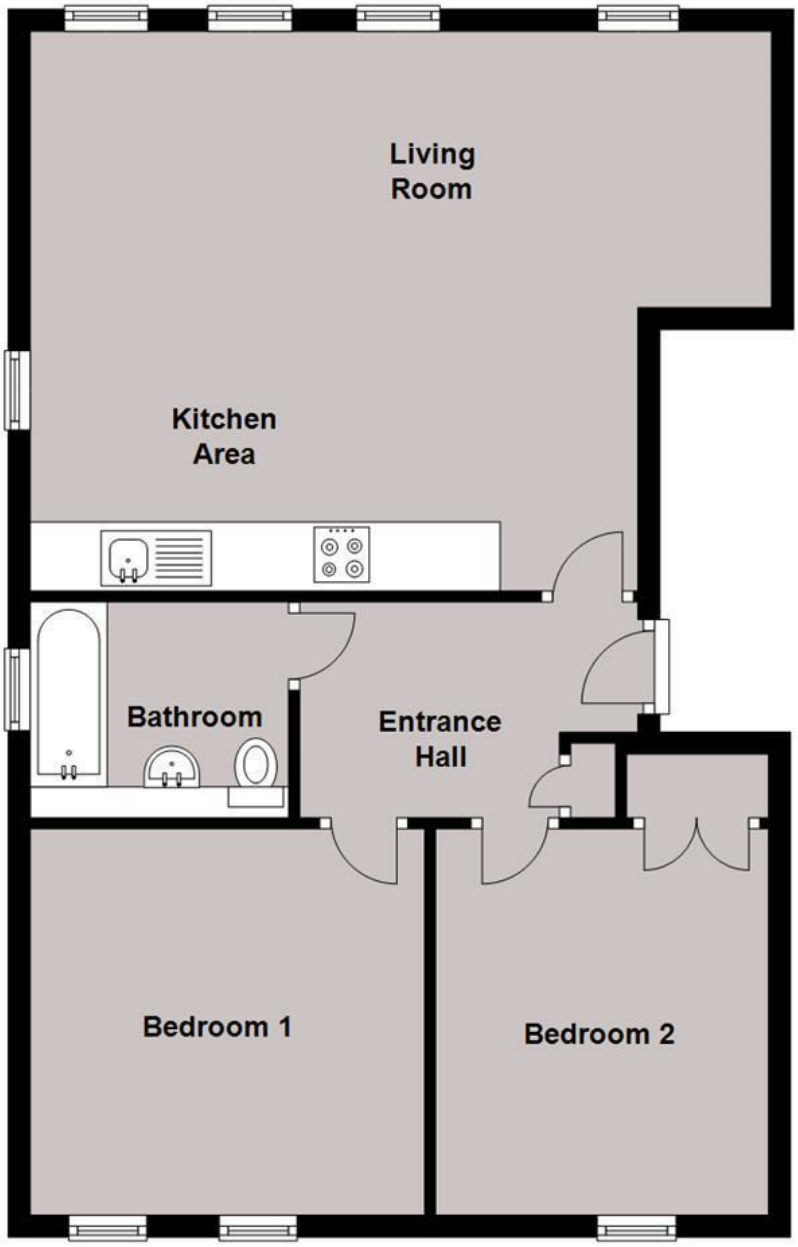
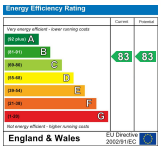
First Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

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



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