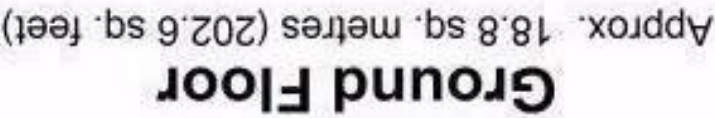




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Working for you and with you

20 St. Johns Road
Swalecliffe, Whitstable, CT5 2RH

An ideal investment, this newly refurbished self contained ground floor studio flat is conveniently located within a very short stroll (approx 162 metres) of a range of amenities including Chestfield & Swalecliffe railway station, a Post Office, convenience store and a greengrocers.

The accommodation comprises open plan lounge/dining/bedroom leading to kitchen and wet room facilities. Picturesque Tankerton seafront is only 823 metres with Chestfield Medical Centre and more extensive shopping facilities available at Sainsbury's supermarket both 0.6 miles. Bus services to nearby towns (Whitstable 2 miles) and (Canterbury 6.5 miles) are on the doorstep.

Call Mark Smith Estate Agents to arrange a viewing today.

£99,950



Enclosed Porch

Partially double glazed Upvc front entrance door. Combination gas boiler. Door to accommodation.

Open Plan Living

16'8 x 11'1 (5.08m x 3.38m)
Windows to front. Radiator. Thermostat control for central heating. Stairs to mezzanine floor.

Kitchen

7'9 max x 6'7 max (2.36m max x 2.01m max)
The kitchen is planned with a range of matching wall and base units arranged on two walls with inset stainless steel sink unit. Gas hob with fan assisted oven below. Partially tiled walls. Laminate flooring.

Wet Room

7'7 max x 6'10 max (2.31m max x 2.08m max)
Suite in white comprising pedestal wash hand basin, close coupled W.C and wall mounted electric shower Spotlights. Tiled walls and floor.

Tenure

Tenure : Leasehold

Lease length : 67 years (Please Note: The vendor is making enquiries with regard to extending the lease)

Ground Rent : £10 per Annum

Service Charge : We understand the property is only responsible for the leasehold areas, Please confirm these details with your solicitor.

Agent's Note

The vendor will be fitting carpet to the living room and mezzanine floor, as well as laminate flooring to the kitchen.

