

Tankerton, Whitstable

£279,950 Leasehold

...for Coastal, Country & City living.

Tankerton, Whitstable

Flat 2, 132 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

VIDEO TOUR AVAILABLE

A stylish modern first floor apartment conveniently positioned within seconds of shops and amenities on Tankerton Road, moments from Tankerton Slopes and seafront and less than a mile from Whitstable mainline station.

This spacious apartment has been finished to a high specification and provides contemporary open-plan living accommodation comprising a generous living room, incorporating a smartly fitted kitchen with integrated appliances, two double bedrooms and a bathroom.

The property will be sold with the benefit of a new 125 year lease on completion.

No onward chain.



Location:

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway stations offer 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 popular town of Whitstable is approximately 0.9 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

- **Entrance Hall**
- **Living Room/Kitchen**
21'4" x 20'10" (6.49m x 6.34m)
at maximum points.
- **Bedroom 1**
14'9" x 13'5" (4.50m x 4.09m)
at maximum points.
- **Bedroom 2**
11'9" x 9'8" (3.58m x 2.95m)



• Bathroom

7'10" x 5'10" (2.39m x 1.78m)
at maximum points.

Specification

General:-

- Private ground floor entrance with video door entry system
- Luxury carpets to bedrooms, landing and staircase

Kitchen:-

- Granite worktops
- Integrated appliances by Siemens consisting of;
 - Fridge/freezer
 - Induction Hob
 - Extractor Unit

- Double Oven
- Dishwasher
- Central island with socket tower

Lease

The property will be sold with the benefit of a new 125 year lease on completion (subject to confirmation from vendor's solicitor)

Service/Maintenance Charge

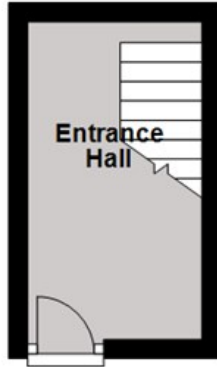
To be confirmed by vendor's solicitor.

Video Tour Available

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.

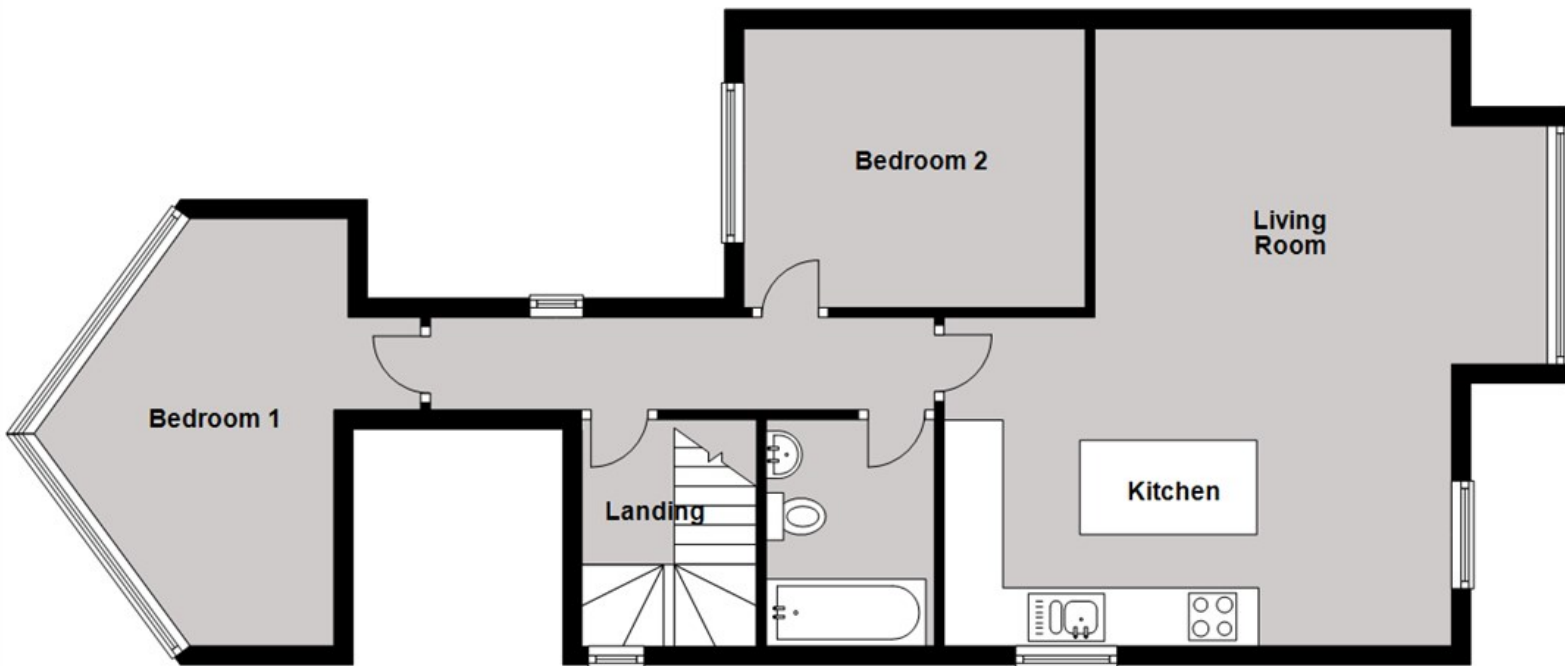
Ground Floor

Approx. 6.1 sq. metres (65.9 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.8 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2020/2021 is £1,438.87.

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

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Energy Efficiency Rating	Estimated Energy Cost (£/year)	Estimated Carbon Dioxide Emissions (t/year)
A	£100 - £150	1.0 - 1.5
B	£150 - £200	1.5 - 2.0
C	£200 - £250	2.0 - 2.5
D	£250 - £300	2.5 - 3.0
E	£300 - £350	3.0 - 3.5
F	£350 - £400	3.5 - 4.0
G	£400 - £450	4.0 - 4.5