

HARVEY RICHARDS & WEST ESTATE AGENTS



First Floor Flat, Nelson Road, Whitstable, CT5

Attractive two bedroom first and second floors apartment set in a beautiful end of terrace period property on the Nelson Road.

£255,000



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Nelson Road, Whitstable

Vendors Introduction

When we first saw this flat, nine years ago, we just fell in love with it. Mid-October yet the light streamed in through its south-facing windows. The kitchen leads onto a small, private roof terrace which catches the sun all day. Masses of space, and storage space, and a lovely top bedroom with en-suite essentials. And only a minute's walk to one of Whitstable's best cafes; two minutes to the tennis courts, beach, sea and Neptune! We've spent most evenings sat on one of the groynes, drinking whatever (it's hot coffee / chocolate in the winter) just watching the amazing Whitstable sunsets. Beach-walks take you everywhere: one way to Seasalter and the Sportsman; the other way to the shops, restaurants, sailing club and harbour. Summer swimming is lovely. Bike-rides to Herne Bay are lovely. Canterbury, the Kent coastal ports, Blean, the estuary walks and bird sanctuaries.....they're all lovely. This has been a wonderful place to live, and a wonderful flat to be at the heart of it all.

and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harvey Richards & West Sales Ltd has and authority to make or give any representations or warranty in relation to this property.



Harvey Richards & West are delighted to offer for sale this attractive two bedroom apartment which is arranged over both the first and second floor of a pretty end of terrace period property. The apartment itself is located on the highly desirable Nelson Road, which lies within the heart of Whitstable's very popular conservation area. Conveniently positioned only 250 yards from the picturesque sea front, as well as also only being a short 0.2 miles walk to Whitstable renowned high street, which offers an array of independently run restaurants, cafes and boutiques.

The mainline train station is located no more than 0.7 miles away and provides fast and frequent links to both London St Pancras & London Victoria and from the high street buses depart regularly to the historical City of Canterbury & Herne Bay.

The current vendors have kept the property in immaculate condition; many period features still remain such as cast iron fireplaces and box sash windows. The property offers an abundance of space, on the first floor there is a large kitchen diner which is fitted with modern units, a wonderful bright and airy reception room with a feature fireplace, a family bathroom and the second bedroom which is also a double. The large master bedroom is found on the second floor, along with its own en-suite W/C, with fitted cupboards and eaves space, this room provides plenty of storage.

Location

The seaside town of Whitstable is situated on the stunning North Kent coast approximately 60 miles from central London and 7 miles from the historical city of Canterbury. With its colourful streets and working harbour this vibrant town proves popular with both holiday makers and locals alike. From the museum and the Play House Theatre to the many water sport facilities and local pubs and restaurants you will never be short of something to do. The town benefits from great transport links with regular 70 minutes trains departing to central London.

Reception Room (14'7 x 11'10)

Kitchen (14'1 x 9'6)

Bedroom 1 (13'4 x 9'7)

En-suite (5'3 x 4'8)

Bedroom 2 (12'0 x 9'1)

Bathroom (6'0 x 7'3)

Tenure: Leasehold 990 year remaining (999 years Dec 06)

Ground Rent: £150 per annum

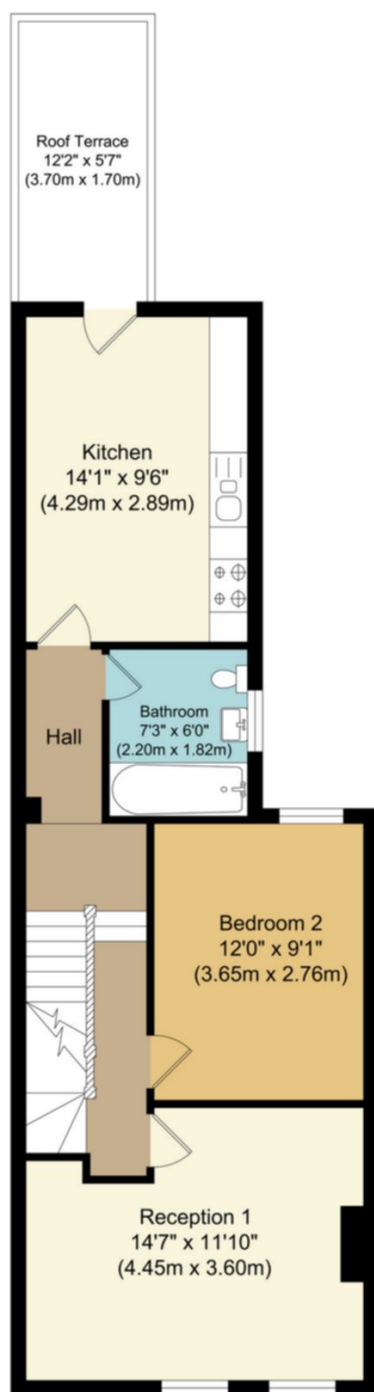
Service Charge: £0 (as an when basis)

Council Tax: Band A (£987)

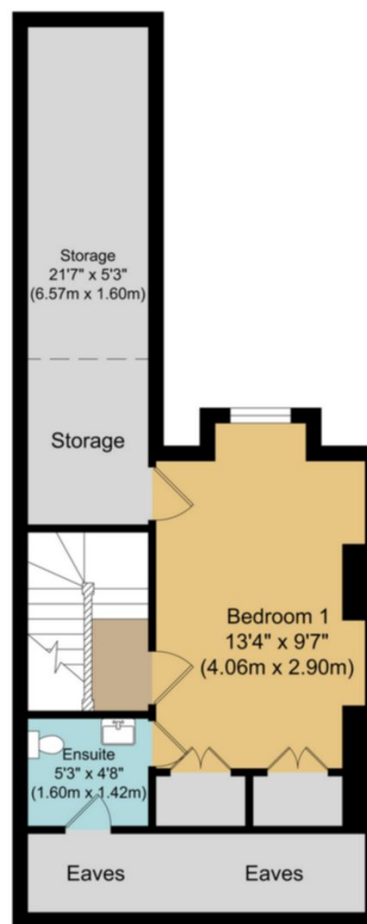








First Floor
Approximate Floor Area
562.30 sq. ft.
(52.24 sq. m)



Second Floor
Approximate Floor Area
389.97 sq. ft.
(36.23 sq. m)

TOTAL APPROX FLOOR AREA 952.28 SQ. FT. (AREA 88.47 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
www.hrwest.co.uk

Energy Performance Certificate



94, Nelson Road, WHITSTABLE, CT5 1DX

Dwelling type: Top-floor flat

Date of assessment: 09 March 2015

Date of certificate: 09 March 2015

Reference number: 0993-2861-6273-9105-8511

Type of assessment: RdSAP, existing dwelling

Total floor area: 73 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,860
Over 3 years you could save	£ 423

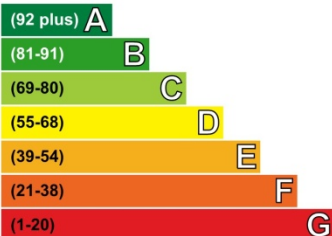
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 150 over 3 years	
Heating	£ 1,272 over 3 years	£ 984 over 3 years	
Hot Water	£ 300 over 3 years	£ 303 over 3 years	
Totals	£ 1,860	£ 1,437	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	77

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 303	✓
2 Low energy lighting for all fixed outlets	£115	£ 120	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.