

HARVEY RICHARDS & WEST

ESTATE AGENTS



Olympia Way, Whitstable, CT5

Two bedroom flat located on Olympia Way with allocated parking and a communal garden.

£189,995



Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Olympia Way, Whitstable

Location

The seaside town of Whitstable is located on the North Kent coast 60 miles from central London and 6 miles north of the Historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residence alike. From its colourful highstreet with its array of independently run shops to the picturesque seafront there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras and London Victoria as well as regular busses departing from multiple stop between Whitstable & Tankerton.

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 two bedroom flat situated in the new Swale Park Development in a popular residential area of Whitstable. Benefiting from easy access to the town centre and all local amenities, this property would make the perfect investment. The main line train station in Whitstable is approximately a 15 min walk away with fast and frequent trains departing to both London St Pancras & London Victoria. The Cathedral Town of Canterbury is approximately 10 miles away famous for its fantastic shopping, cosmopolitan dining and historical walks. Easy access to motorway links to London and the South East Coast

The property comprises or a large open plan kitchen lounge, two bedrooms with an en-suite to the master, and a family bathroom. The property also benefits from a communal garden and allocated off street parking.

Hall

Wood flooring. Telephone entry system. Smoke alarm. Radiator. Cupboard housing electric heating system.

Lounge/Kitchen (18'10 x 10'3)

Integrated stainless steel oven, ceramic hob and stainless steel chimney hood. Integrated fridge/freezer and washer/dryer. Recessed chrome down lighting. Designer worktops by Oakwood kitchens. Stainless steel splash back to hob. Inset stainless steel 1 1/2 bowl sink and drainer. Oak flooring. Chrome plated door handles. Sky & HD facility. TV point. Telephone point.

Bedroom One (13'0 x 9'7)

Beige carpet. Fitted mirror fronted wardrobes. Sky & HD facility. Telephone point.

Ensuite (7'3 x 4'3)

Wash hand basin with wall mounted mixer taps. Dual flush W.C. Double shower cubicle with glass screen. Overhead shower. Recessed chrome down lighting. Shaver point. Chrome heated towel rail. Tiling to walls. High quality vinyl flooring.

Bedroom Two - (9'7 x 8'9)

Beige carpet. Radiator.

Bathroom (7'9 x 6'7)

Window to side. Wash hand basin. Dual flush W.C. Heated towel rail. Bath with shower attachment. Recessed chrome lighting. High quality vinyl flooring.

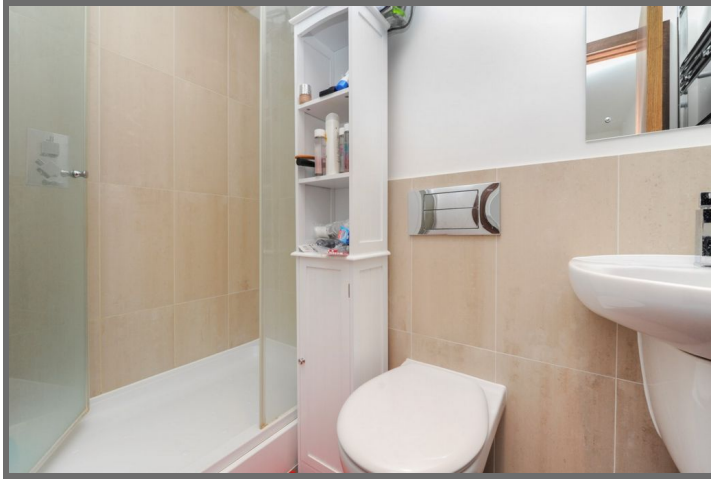
Outside space

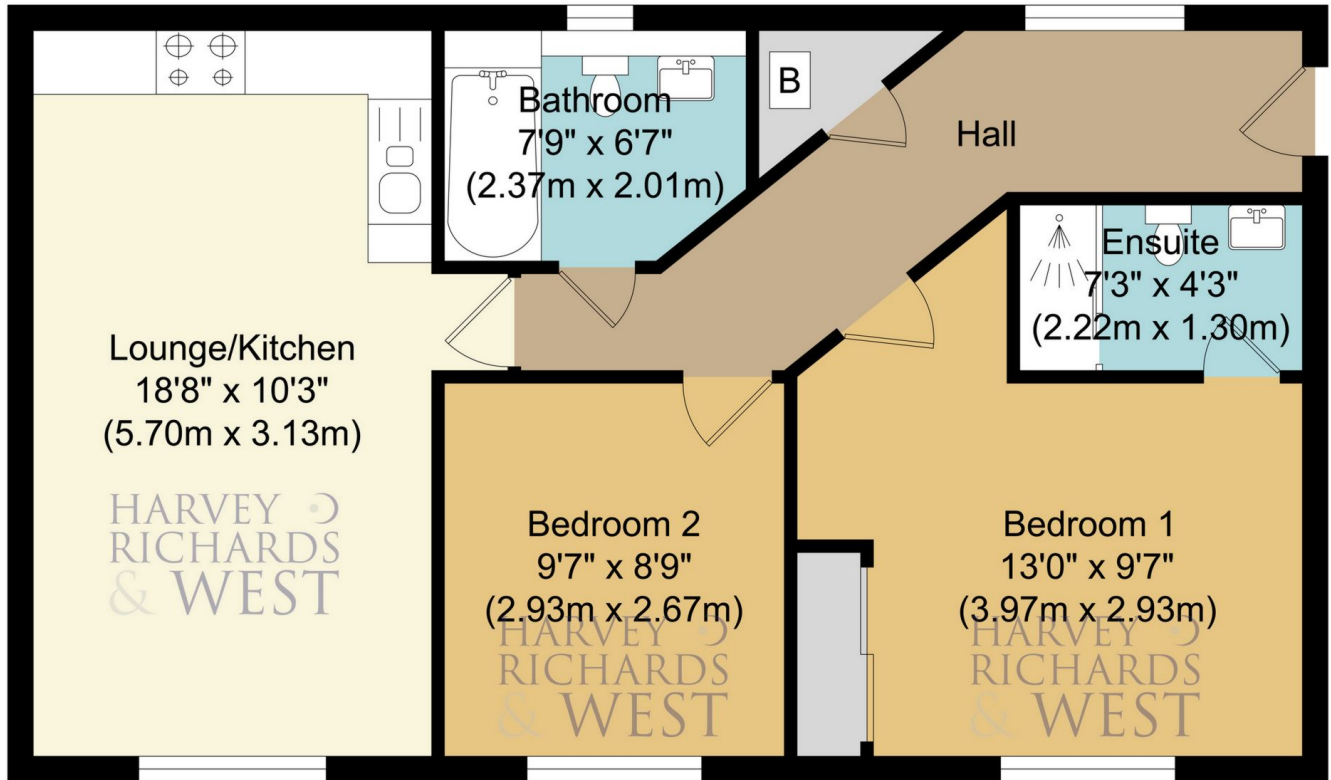
Areas of communal gardens. Communal bike store. Communal bin stores and allocated parking space.

Tenure: Leasehold

Council Tax: Band B







Approximate Floor Area
611.71 sq. ft.
(56.83 sq. m)

TOTAL APPROX FLOOR AREA 611.71 SQ. FT. (AREA 56.83 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities 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

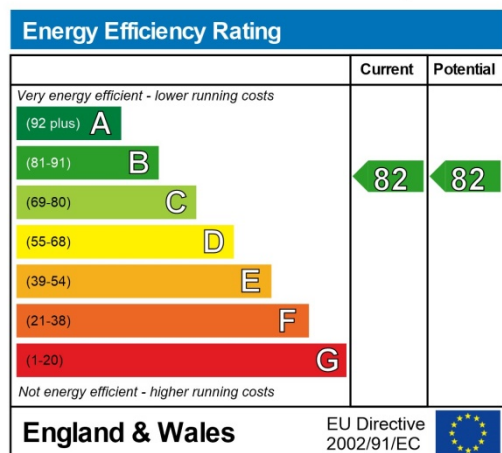
Energy Performance Certificate



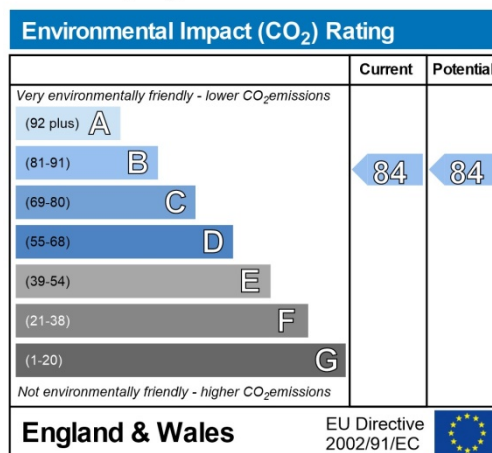
73, Olympia Way
WHITSTABLE
CT5 3FF

Dwelling type: Mid-floor flat
Date of assessment: 27 February 2012
Date of certificate: 27 February 2012
Reference number: 2838-4039-6392-9552-8930
Type of assessment: SAP, new dwelling
Total floor area: 58.94 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	120 kWh/m ² per year	120 kWh/m ² per year
Carbon dioxide emissions	1.3 tonnes per year	1.3 tonnes per year
Lighting	£46 per year	£46 per year
Heating	£244 per year	£244 per year
Hot water	£146 per year	£146 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk