

HARVEY RICHARDS & WEST ESTATE AGENTS



Victoria Mews, Whitstable, CT5

Fantastic modern two bedroom, second floor apartment located in central Whitstable in the new Victoria Mews development with the added benefit of lift access, designated off street parking and a private outside storage facility handy for bikes, prams & mobility scooters. The property is offered for sale chain free with free first six months service charge.

£305,000



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



Victoria Mews, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

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 fantastic, two bedrooms, second floor apartment located in the relatively new Victoria Mews development. Set back from the high street this well-appointed property is perfectly placed for those looking for a central location. A stone throw from the high street and short walk to the beach, this is one not to be missed.

Positioned on the second floor the apartment can be accessed via a lift as well as a stair case. Once through the front door you enter in to the hall which all the rooms can be accessed from. The kitchen/ reception room is a great size, there are stylish fitted kitchen units with integrated appliances and plenty of space for both a living area and a dining area. With solid wood flooring and large doors opening on to a Juliet balcony this is a fantastic space to relax. Both bedrooms are double rooms and have fitted sliding wardrobes. The family bathroom is fully tiled with a built in bathroom suite with matching decorative wood work panels and units. There is a thermostat shower over the bath with a glass shower screen and low level LED lighting on the bath panel.

The property is sold with a designated parking space for one car and a private outside storage facility handy for bikes, prams, mobility scooters and beach equipment.

****Free first six months service charge****

Tenure: Leasehold - 125 years from 1 June 2013 TBC

Ground Rent: £250 per annum TBC

Service Charge: £1900 per annum TBC

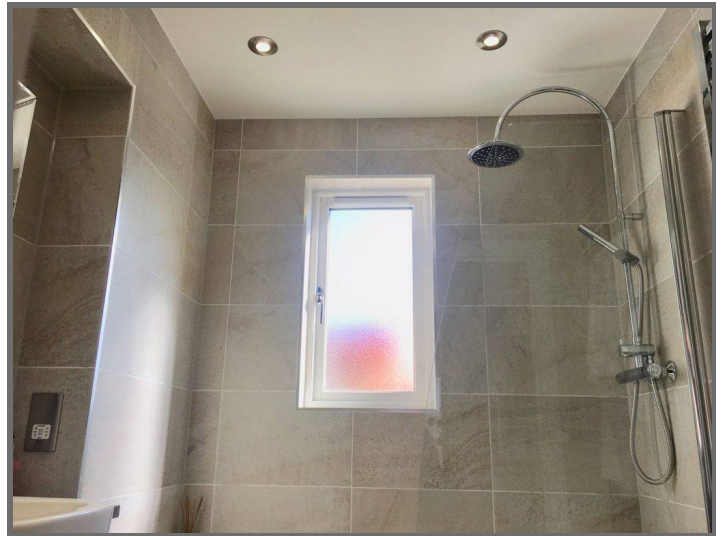
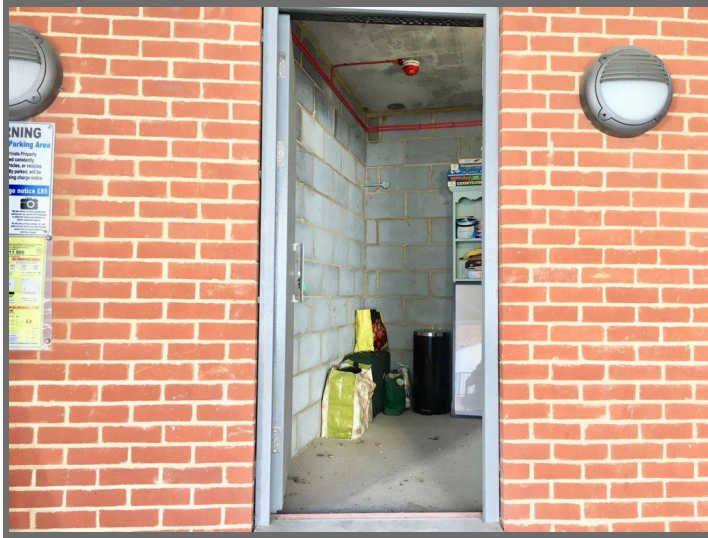
Please Note:

Photos were taken before the current tenant moved in.

Viewings will commence from 17th April 2020

The property is chain free.







TOTAL APPROX FLOOR AREA 728.28 SQ. FT. (AREA 67.66 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

16 Victoria Mews, Regent Street, WHITSTABLE, CT5 1FH

Dwelling type: Mid-floor flat
Date of assessment: 03 April 2014
Date of certificate: 03 April 2014
Reference number: 0221-3817-7840-9704-4831
Type of assessment: SAP, new dwelling
Total floor area: 67 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 933

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 135 over 3 years	Not applicable
Heating	£ 573 over 3 years	£ 573 over 3 years	
Hot Water	£ 225 over 3 years	£ 225 over 3 years	
Totals	£ 933	£ 933	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

