

HARVEY 
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& WEST
ESTATE AGENTS



Belmont Road, Whitstable, CT5

Pretty 1 bedroom ground floor apartment located on Belmont Road with a garden.

£170,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or 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



Belmont Road, 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 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.



Harvey Richards & West are delighted to offer for sale this one bedroom ground floor apartment located in Belmont Road just outside of Whitstable town centre. Set back from the street behind a small front garden this property is accessed via the communal hall entrance. The living room is to the front of the property and has a lovely large bay window which fills the room with light. The bedroom is a double room and has French doors leading out to the garden. To the rear of the property there is a kitchen and bathroom. The bathroom currently houses a three piece bathroom suite with overhead shower.


The rear garden which is owned by the ground floor flat is extremely low maintenance. It is currently mainly hard standing with raised planters.

For more information please call Harvey Richards & West on 01227 771196.

Tenure: Leasehold (999 year lease from 24th December 2004)

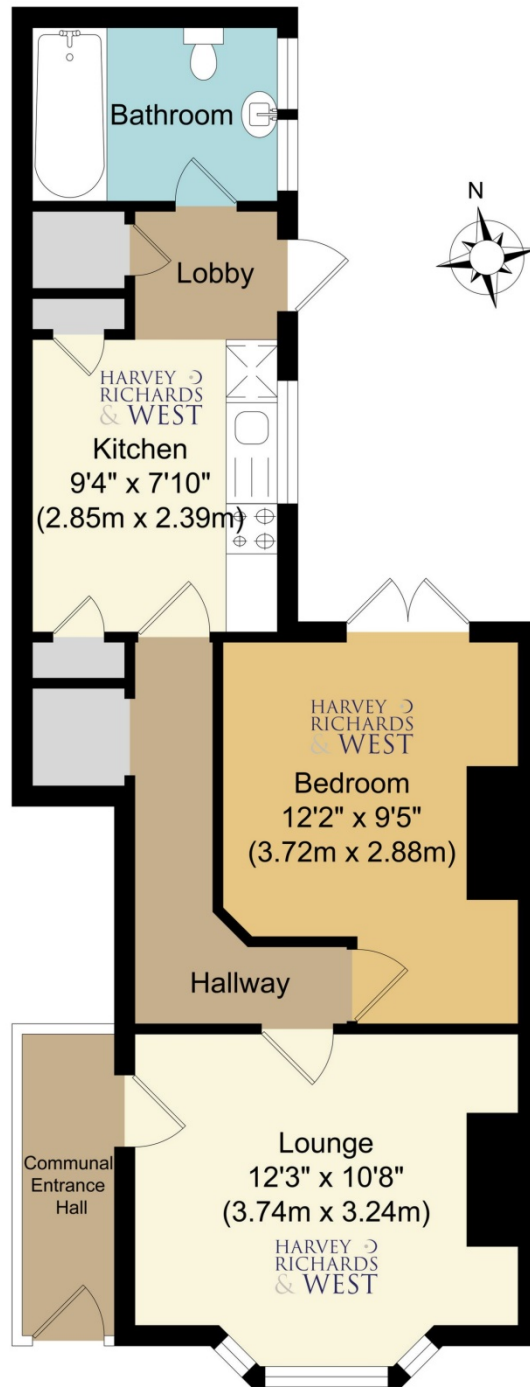
Council Tax: Band A

Note: The vendor has informed us that since owning the property the freeholder has allowed her to park at the rear of the property in his two parking spaces free of charge. Please note the space is not included in the sale.









Approximate Floor Area
 444.54 sq. ft.
 (41.30 sq. m)

TOTAL APPROX FLOOR AREA 444.54 SQ. FT. (AREA 41.30 SQ. M)

While every effort 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 responsibility is taken for any error, omission or misstatement. 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.rhw.co.uk

Energy Performance Certificate

9a, Belmont Road, WHITSTABLE, CT5 1QJ

Dwelling type: Ground-floor flat
Date of assessment: 26 September 2018
Date of certificate: 27 September 2018

Reference number: 8528-6021-5100-8146-1926
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 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

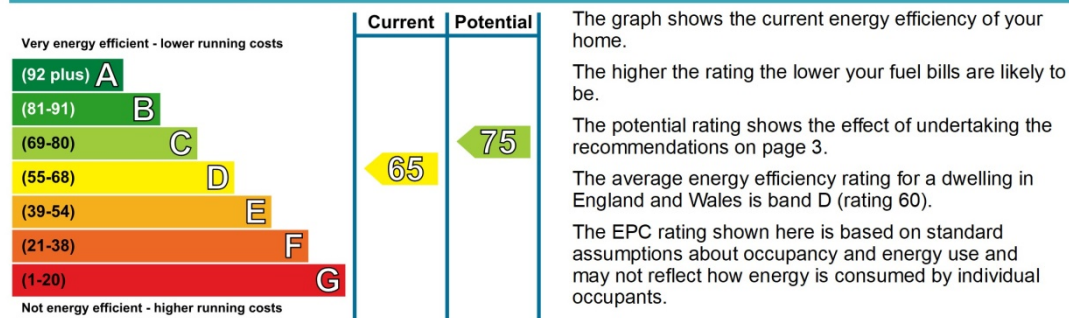
Estimated energy costs of dwelling for 3 years:	£ 1,527
Over 3 years you could save	£ 453

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 1,164 over 3 years	£ 708 over 3 years	
Hot Water	£ 225 over 3 years	£ 228 over 3 years	
Totals	£ 1,527	£ 1,074	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 306
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 48

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.