

# HARVEY RICHARDS & WEST ESTATE AGENTS



## **Victoria Mews, Whitstable, CT5**

**Modern two bedroom, 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.**

**£285,000**



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## 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.

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Harvey Richards & West are delighted to offer for sale this fantastic spacious two bedrooms apartment situated in the popular Victoria Mews development. Set just back from the high street, this well-appointed property is perfectly located for those looking for a central home in the heart of Whitstable. A stone's throw from the high street and short walk to the beach, this is one not to be missed.

Positioned on the first floor this purpose built apartment can be accessed via a lift as well as a stair case. Once through the front door you enter into a good size hallway where all the rooms can be accessed from. The open plan kitchen/ reception room is well proportioned with plenty of room for both a lounge and dining area. The kitchen is fitted with stylish kitchen units and integrated appliances. 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 and matching decorative wood work panels and units.

The property also benefits from a designated parking space for one car and a private storage space on the ground floor measuring 1380mm wide x 2000mm deep handy for prams, mobility scooters and beach equipment. There is also a separate external communal bike shed to the back of the property that has a combination lock.

Tenure: Leasehold - 125 years from 1 June 2014

Ground Rent: £250 per annum

Service Charge: £2,400 per annum

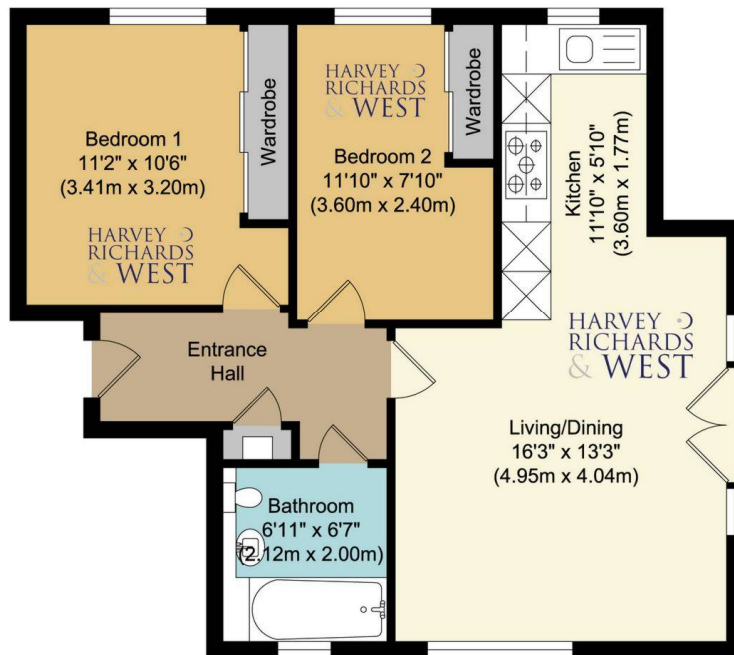
For more information please contact Harvey Richards & West on 01227 771196.  
Viewings strictly by appointment only.











Approximate Floor Area  
 581.68 sq. ft.  
 (54.04 sq. m)

TOTAL APPROX FLOOR AREA 581.68 SQ. FT. (AREA 54.04 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](http://www.hrwest.co.uk)



