

HARVEY   
RICHARDS  
& WEST  
ESTATE AGENTS



**Whitbourne Court, Whitstable, CT5**

**Wonderful two bedroom first floor apartment located on Essex Street with allocated off street parking.**

**£265,000**





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






## Whitbourne Court, 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.



Harvey Richards & West are delighted to offer for sale this two bedroom first floor apartment located on Essex Street just outside of Whitstable town centre. This wonderful property is set in a purpose built block and benefits from its own allocated off street parking space.

Accessed via its own street front door the property has a private set of stairs leading to the spacious first floor hallway which has plenty of room and storage for shoes and coats. The living room and dining area is open plan and the dual aspect windows creates a light and airy space. The 'U' shaped kitchen is fitted with both base and wall units as well as integrated appliances and a handy breakfast bar which looks in to the living area.

The property has two bedrooms, a good sized master room with its own en-suite shower room and a spacious single bedroom. There is also a family bathroom fitted with a three piece bathroom suite.

The property also benefits from its own allocated off street parking space which is located in the private parking area for Whitbourne Court.


Tenure: Share of Freehold: 226 years remaining TBC (The vendor holds one share in the Whitbourne court residents association Ltd)

Service Charge: Currently £185 annually TBC

Maintenance Court: £100 annually TBC

Council Tax: Band B

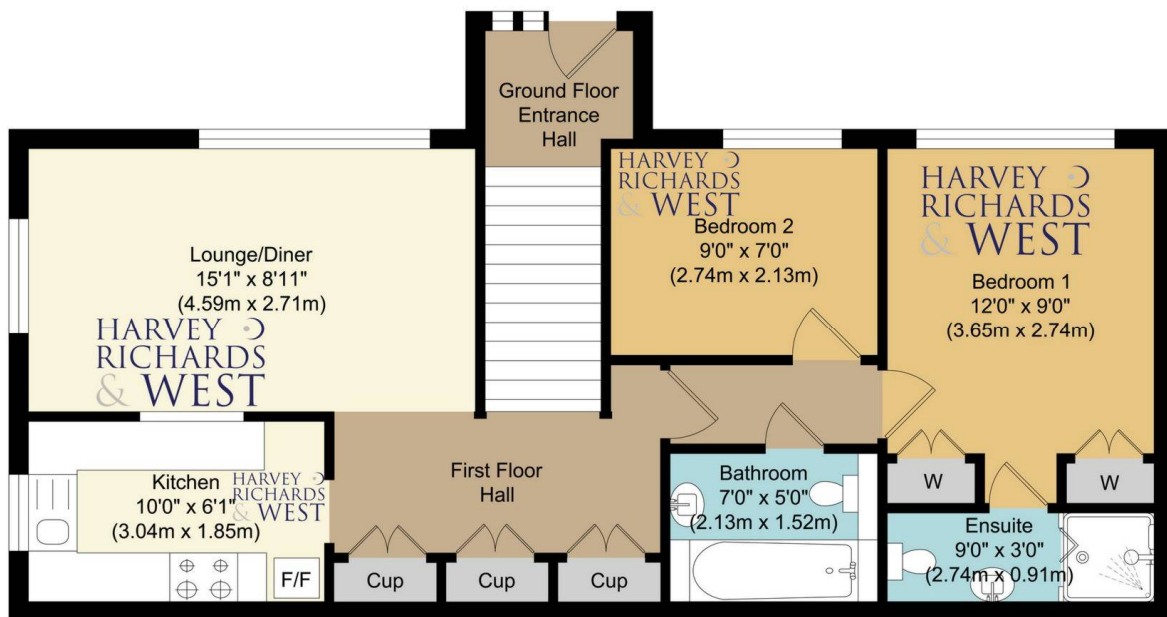
For more information or to arrange a viewing please contact Harvey Richards & West 01227 771196.











Approximate Floor Area  
 599.65 sq. ft.  
 (55.71 sq. m)

**TOTAL APPROX FLOOR AREA 599.65 SQ. FT. (AREA 55.71 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 show have not been tested and no guarantee as to their operability or efficiency can be given.  
 www.hrwest.co.uk

## Energy performance certificate (EPC)

Flat 10 Whitbourne Court Essex Street WHITSTABLE CT5 4WB	Energy rating <b>C</b>	Valid until: <b>18 August 2023</b> <hr/> Certificate number: 8067-6728-5910-7651-1996
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Property type

Top-floor maisonette

Total floor area

58 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60