

HARVEY
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ESTATE AGENTS



Victoria Mews, Whitstable, CT5

Beautiful two-bedroom top floor apartment located in the centre of Whitstable with lift access and designated parking.

£285,000




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.



Harvey Richards and West are delighted to offer for sale this wonderful two-bedroom top floor apartment located in Victoria Mews just off the main High Street. Positioned in the heart of Whitstable's popular conservation area, a stone's throw from the shops and a short walk to the beach this lovely home has a lot to offer. The current owners have had the property professionally decorated throughout and recently fitted new carpets and installed a new kitchen. Benefiting from a ground floor store which is adjacent to the allocated off-street parking space, the property can be accessed via both a lift and staircase and is definitely one not to be missed.

Once through the front door of the apartment you enter into a good size hallway, with plenty of room for shoes and coats. The kitchen, living, dining area is designed with a modern open plan layout. The kitchen is fitted with stylish shaker style units and benefits from integrated appliances and a lovely island unit. Two large windows fill this spacious room with light and creating a lovely space to relax. There are two bedrooms one a good size double room and both have fitted wardrobes. The family bathroom is fitted with a walk-in shower.

For more information or to arrange a viewing please contact Harvey Richard and West directly.


Tenure: Leasehold

Council Tax: Band C

Ground Rent: £250 per annum

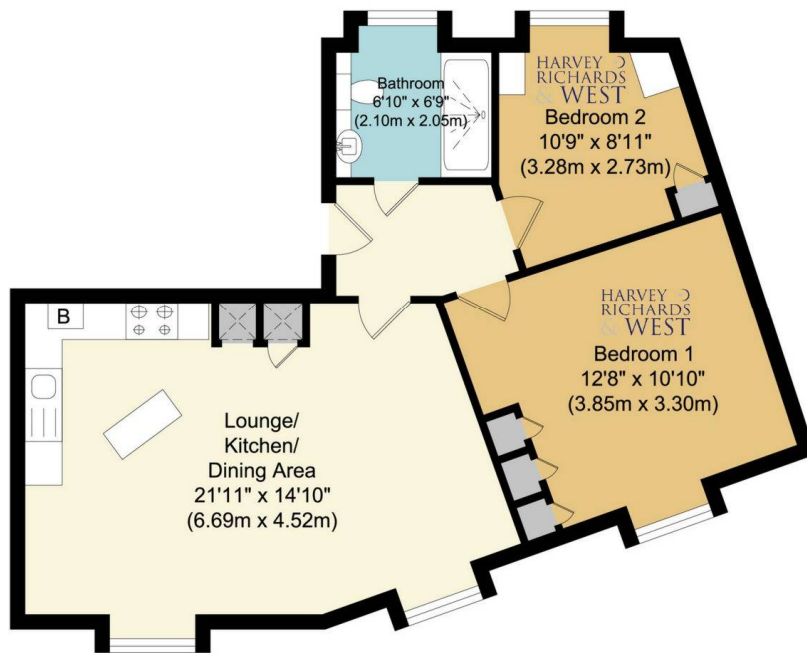
Service Charge: £2,763 per annum

TBC by solicitors.









Approximate Floor Area
 588.30 sq. ft.
 (54.70 sq. m)

TOTAL APPROX FLOOR AREA 54.70 SQ. FT. (AREA 588.30 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 (EPC)

18 Victoria Mews Regent Street WHITSTABLE CT5 1FH	Energy rating	Valid until:	15 April 2034
	B	Certificate number:	2512-2863-1551-1211-1814

Property type	Top-floor flat
Total floor area	55 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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