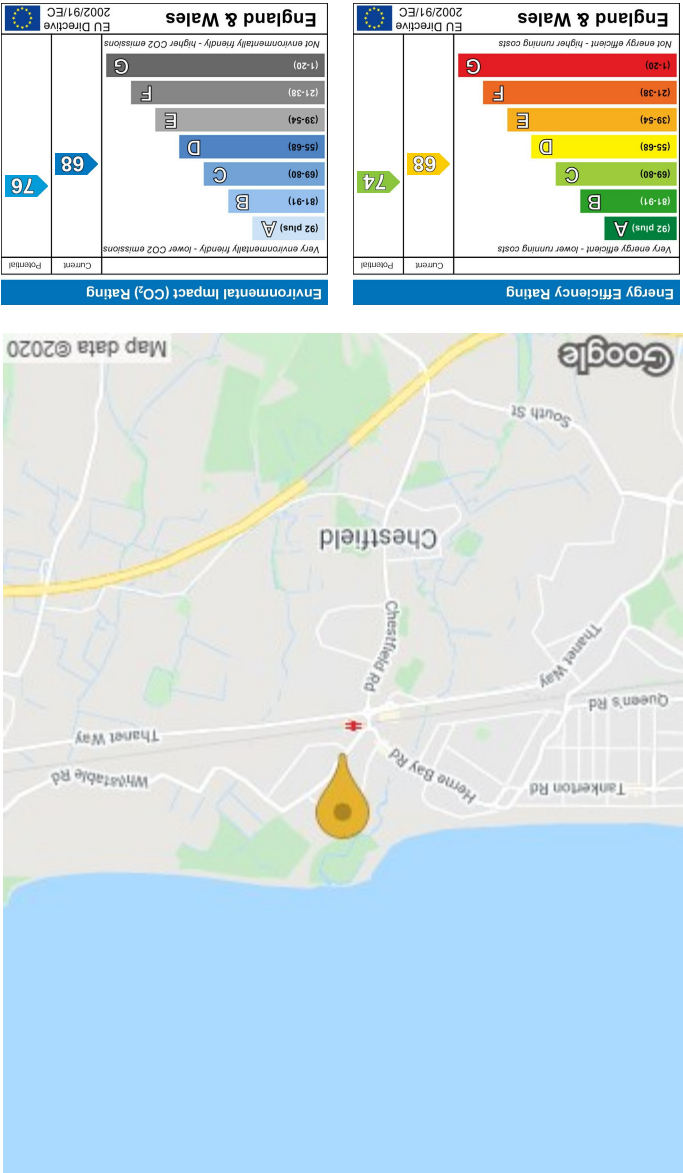
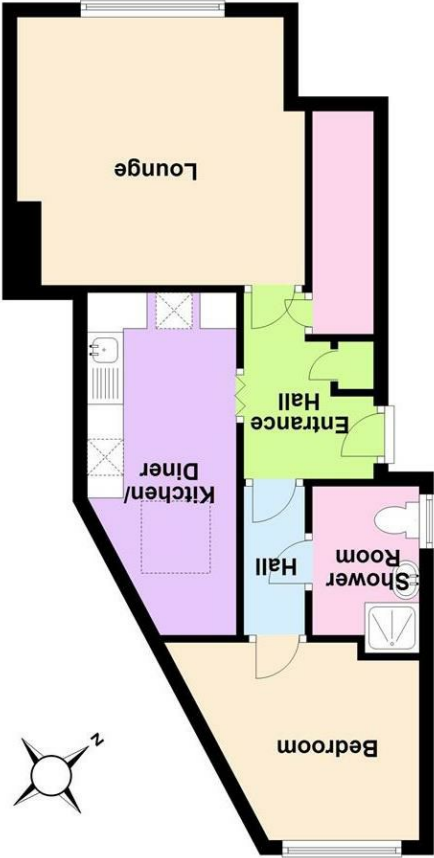


Disclaimer: Fixtures and Fittings - Items mentioned within the property particulars are included in the marketing price. Viewing - Strictly by appointment through the agents Mark Estate Agents. Agents Notes - These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. All purchasers should not rely on the particulars as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Neither Mark Smith Estate Agents, nor their employees, have tested any apparatus, services, heating or plumbing equipment, fixtures or fittings, and no-one within the company has the authority to imply or give any such warranty in respect of the property and it is the buyers interests to check the working condition of any appliances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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Total area: approx. 44.5 sq. metres (479.2 sq. feet)



Ground Floor Flat
Approx. 44.5 sq. metres (479.2 sq. feet)



20b St. Johns Road
Swalecliffe, Whitstable, CT5 2RH



Working for you and with you

20b St. Johns Road
Swalecliffe, Whitstable, CT5 2RH

EXPERIENCE THIS PROPERTY WITH OUR VIDEO TOUR - An ideal cash investment, this self contained ground floor flat is conveniently located within a very short stroll (approx 162 metres) of a range of amenities including Chestfield & Swalecliffe railway station, a Post Office, convenience store and a greengrocers. The accommodation is surprisingly spacious and would now benefit from some updating: large living room, kitchen/diner, shower room and double bedroom. Picturesque Tankerton seafront is only 823 metres with Chestfield Medical Centre and more extensive shopping facilities available at Sainsbury's supermarket both 0.6 miles. Bus services to nearby towns (Whitstable 2 miles) and (Canterbury 6.5 miles) are on the doorstep.

Call Mark Smith Estate Agents to arrange a viewing today.

£125,000



Entrance Hall

Partially double glazed Upvc front entrance door. Storage cupboard. Airing cupboard housing combination gas boiler.

Lounge

12'11 x 12'0 (3.94m x 3.66m)
Window to front. Radiator. Thermostat control for central heating.

Kitchen/Diner

15'5 (max) x 6'8 (max) (4.70m (max) x 2.03m (max))
Matching range of wall and base units. Stainless steel sink unit. Electric cooker point. Plumbing for washing machine. Partially tiled walls. Skylight. Radiator.

Bedroom 1

9'7 x 7'9 widening to 11'6 (2.92m x 2.36m widening to 3.51m)
Window to rear. Radiator.

Bathroom

7'5 x 4'4 (2.26m x 1.32m)
Frosted window to side. Suite in white comprising separate fully tiled shower cubicle with electric shower unit, pedestal wash hand basin and low level W.C. Heated towel rail. Partially tiled walls. Extractor fan. Laminate flooring.

Tenure

Tenure : Leasehold

Lease length : 67 years

Ground Rent : £10 per annum

Service Charge : On an as and when required basis agreed with the Freeholder

Agent's Note

Please note that the seller is not familiar with the property and cannot therefore verify the property particulars.

