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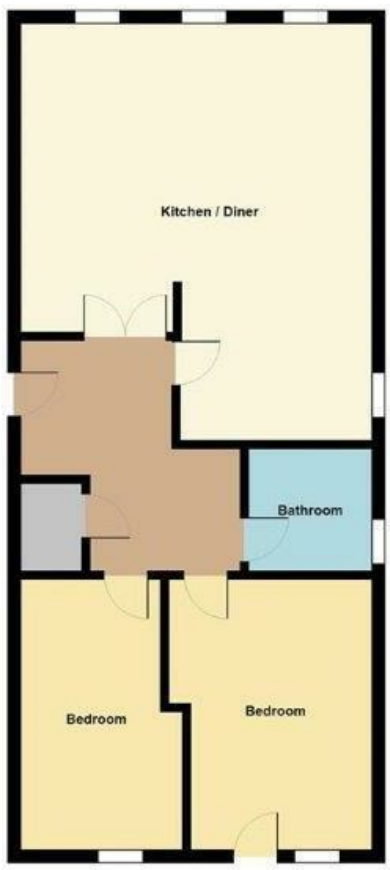
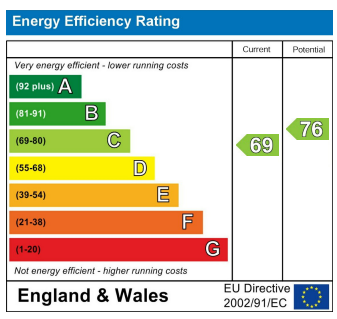
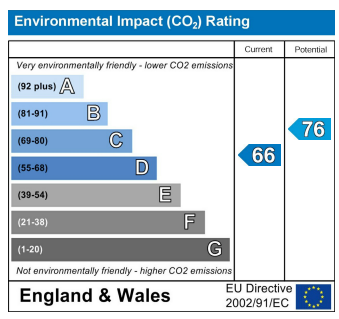
Flat 1 Grand Pavillion 19-31 Marine Parade
Tankerton, Whitstable, CT5 2BE



Total Area: 86.8 m² ... 934 ft²
All measurements are approximate and for display purposes only





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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 constitue 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 applicances. All dimensions and measurements indicated are approximate and supplied for guidance only.

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Flat 1 Grand Pavillion 19-31 Marine Parade Tankerton, Whitstable, CT5 2BE

AMAZING LOCATION WITH DIRECT SEA VIEWS, PARKING AND NO CHAIN. We are pleased to offer for sale this two bedroom ground floor apartment situated in a extremely sought after location in Tankerton offering direct sea views and being within walking distance of the local shops in tankerton and bus routes linking Whitstable, Canterbury and Herne Bay town centres. The accommodation comprises of communal entrance hall, own entrance hall, open lounge/diner and kitchen. 2 double bedrooms and a shower room. Outside there is an enclosed 35' rear garden and 2 allocated parking spaces. The apartment does require updating and redecoration throughout and has the benefits of gas central heating and double glazing. These opportunities don't come along that often so make the most of this one.

£375,000

Communal Entrance Hall
Wooden entrance door giving access to the communal Entrance Hall.

Entrance Hall
Wooden entrance door. Walk in airing cupboard with central heating boiler and plumbing for washing machine. Built in storage cupboard. Radiator. Telephone point. Power points.

Lounge/Diner
20 x 17'04 (6.10m x 5.28m)
Three double glazed windows to front aspect with direct sea views. Radiator. Power points. Opening to

Kitchen
10'07 x 9'01 (3.23m x 2.77m)
Double glazed window to side aspect. Inset stainless steel sink unit. Range of wall and base units with ample worktop surfaces. Electric oven, gas hob and extractor cooker hood. Radiator. Power points

Bedroom 1
15'02 x 8'05 (4.62m x 2.57m)
Double glazed window to rear aspect overlooking the rear garden. Radiator. Power points.

Bedroom 2
15'10 x 10'01 (4.83m x 3.07m)
Double glazed door to rear garden. Radiator. Power points.

Shower Room
6'09 x 6'05 (2.06m x 1.96m)
Frosted double glazed window to side aspect. Mains fed shower system but no cubicle. Wash hand basin, Low level WC. Tiled walls. Radiator.

Rear Garden
35' x 26' (10.67m x 7.92m)
Enclosed with pedestrian rear access to parking area. Lawn Area. Paved patio seating area. Outside Light and outside tap.

Allocated Parking
We understand there are 2 allocated parking spaces to the rear of the building.

Agent's Note
The property is to be sold Leasehold

Lease : 125 years from March 1997 (104 years)
Ground rent : £125 per annum
Maintenance Charge : £1735 per annum