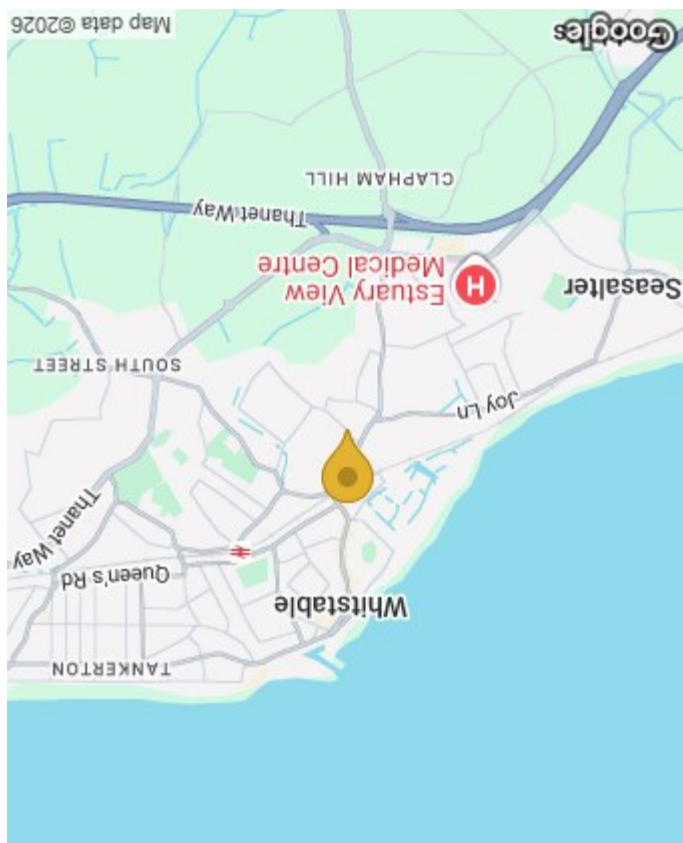




Spiller Brooks Estate Agents 90-92 High Street, Whitstable CT5 1AZ Tel: 01227 272155 www.spillerbrooks.co.uk

England & Wales	
EU Directive 2002/91/EC	Current Potential
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
(101-110)	A
(111-120)	A
(121-130)	A
(131-140)	A
(141-150)	A
(151-160)	A
(161-170)	A
(171-180)	A
(181-190)	A
(191-200)	A

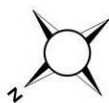
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(101-110)	A
(111-120)	A
(121-130)	A
(131-140)	A
(141-150)	A
(151-160)	A
(161-170)	A
(171-180)	A
(181-190)	A
(191-200)	A



Total area: approx. 72.5 sq. metres (780.0 sq. feet)

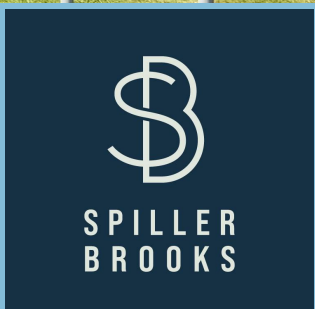


Ground Floor
Approx. 72.5 sq. metres (780.0 sq. feet)
(excluding Communal Entrance Hall)



46 Maugham Court
Whitstable, CT5 4RR

The Old Vicarage
Private Drive & Gardens
No Parking - Access Only



Working for you and with you

46 Maugham Court Whitstable, CT5 4RR

Long Lease - Garage - No Onward Chain - Ground Floor

This superb well-proportioned purpose built flat is ideally situated on the outskirts of the vibrant town centre of Whitstable.

This spacious home features a generous lounge/dining room, providing an excellent space for both relaxing and entertaining. The property also offers a modern fitted kitchen and contemporary shower room, along with two well-sized double bedrooms.

Further benefits include a single garage located in a nearby block, attractive communal gardens, and an exceptionally long lease with approximately 941 years remaining, making this an appealing opportunity for a range of buyers.

Whitstable, less than half a mile, offers a selection of well known restaurants and independent retailers as well as the picturesque pebble beach and an array of public transport facilities.

£240,000



Communal Entrance Hall

Hallway

Lounge/Diner

17'5 x 12'11 (5.31m x 3.94m)

Kitchen

11'3 x 8'8 (3.43m x 2.64m)

Bedroom 1

13'4 x 11'9 (4.06m x 3.58m)

Bedroom 2

12'11 x 11'10 (3.94m x 3.61m)

Bathroom

Communal Gardens

Garage

Tenure

The property is leasehold.

Lease length : 941 years

Service Charge : £1948.57 p/a

Ground Rent : £0

Council Tax Band

Band C: £2,131.55 2026/27

We respectfully suggest that interested parties make their own investigations

Floorplans & Dimensions

Floorplans are intended to give a general indication of the property layout. Dimensions should not be used for carpet or flooring sizes, appliances or items of furniture.

Adaptations

There are no adaptations to this property.

Location & Lifestyle Amenities

Conveniently situated approximately 0.3 miles from vibrant Whitstable with its wide variety of interesting boutiques, artisan shops and popular eateries; the town also offers a wide range of leisure facilities and water sports activities.

More extensive shopping and leisure facilities are available in Canterbury (8 miles) with its wealth of retail and cultural activities together with a selection of bars, restaurants and the Marlowe Theatre.

Whitstable mainline railway station (0.8 miles) provides frequent services to London.

The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

