

KE



7 Wicketts End, Whitstable, CT5 1WD

Offers In Excess Of £250,000

- Two Bedroom Ground Floor Flat
- Lift Access
- Close to Main Line Train Station
- Gated Development
- Close to Town Centre
- Short Walk to the Beach

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This wonderful ground floor flat is available for purchasing as a 25% share of ownership for £62,500 or full 100% ownership for £250000, situated moments from Whitstable High Street in a private and gated community. With an allocated parking space along with additional visitor parking bays, the property is ideal for those wanting an affordable property to get their foot on the housing ladder. The building offers a clean communal area, with the flat enjoying two bedrooms and a family bathroom off the hallway. The lounge leads through to the kitchen area, with the whole flat feeling bright and airy. A viewing comes highly recommended.



Council Tax Band: C



GROUND FLOOR

Hallway

Storage cupboard and space for washing machine.
Radiator

Bedroom One

12'3 x 11'9
Double glazed window to the side, radiator.

Bedroom Two

8'9 x 11'9
Double glazed window to the side, radiator

Bathroom

Panelled bath, low level wc, pedestal wash hand basin

Lounge/Diner

11'2 x 18'2
Double glazed window to the side, radiator.

Kitchen

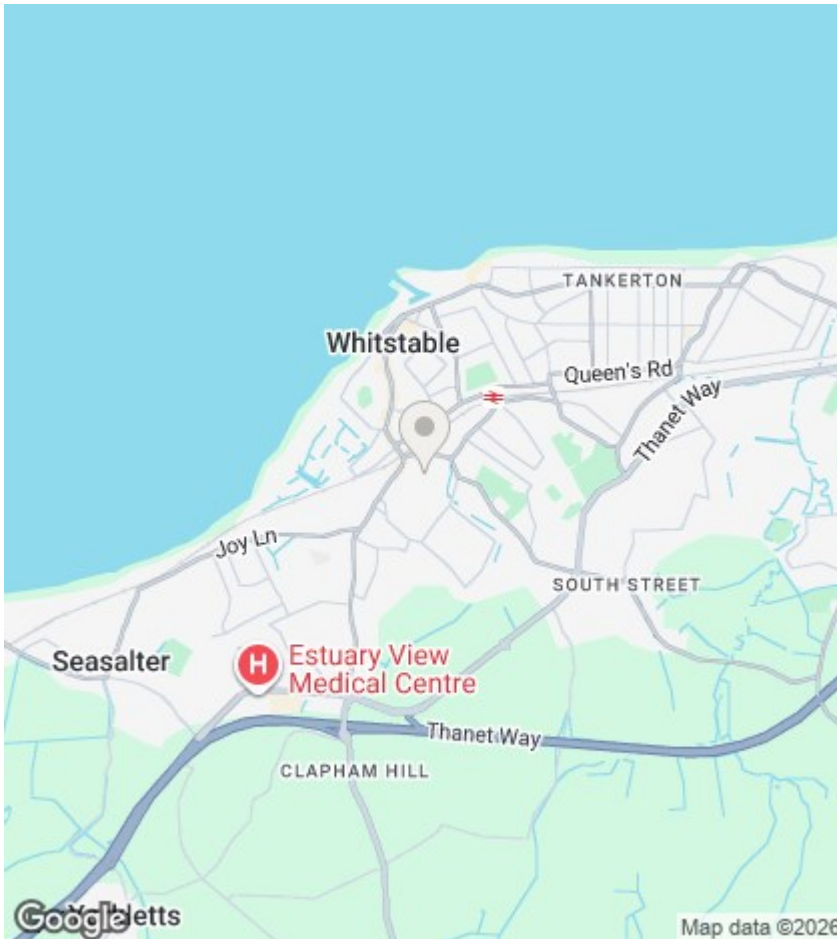
8'3 x 6'5
Gas hob, electric oven, stainless steel sink & drainer,
space for dishwasher & fridge freezer.

OUTSIDE

Parking Space

COUNCIL TAX BAND C

NB: At the time of advertising these are draft particulars awaiting approval of our sellers.



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 60.2 sq. metres (647.6 sq. feet)

