



**Emmerson Gardens
Whitstable
Kent
CT5**

Offers in Excess of £170,000

bettermove

Emmerson Gardens Whitstable

Bettermove are proud to present this 1 bedroom flat in Whitstable, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

This is a leasehold property with 106 years remaining on the lease; the ground rent and service charge, combined, are £460.00 per annum.

The interior of this beautifully presented, ground floor property comprises a spacious living/dining area, fitted kitchen, one double bedroom, and the family bathroom. The exterior boasts a private rear garden, with an outbuilding, and lawn, patio, and decking areas, perfect for enjoying the summer months.

Located in the popular coastal town of Whitstable, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Chestfield & Swalecliffe Train Station (0.3 mile), a variety of local bus routes, and quick access to the A299, leading to the M2.

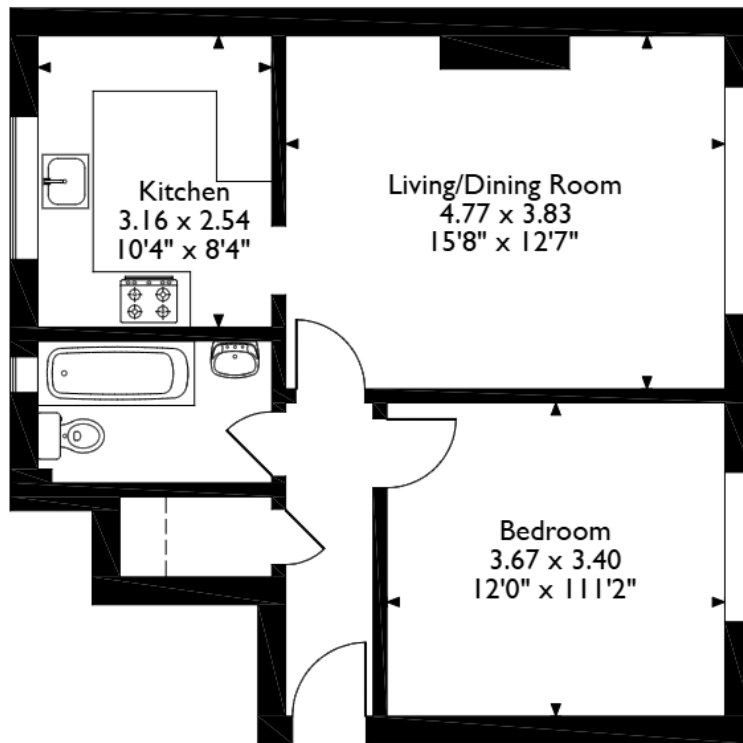
This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Emmerson Gardens, Whitstable, Kent

Approximate Gross Internal Area

50 Sq M/538 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	74	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.