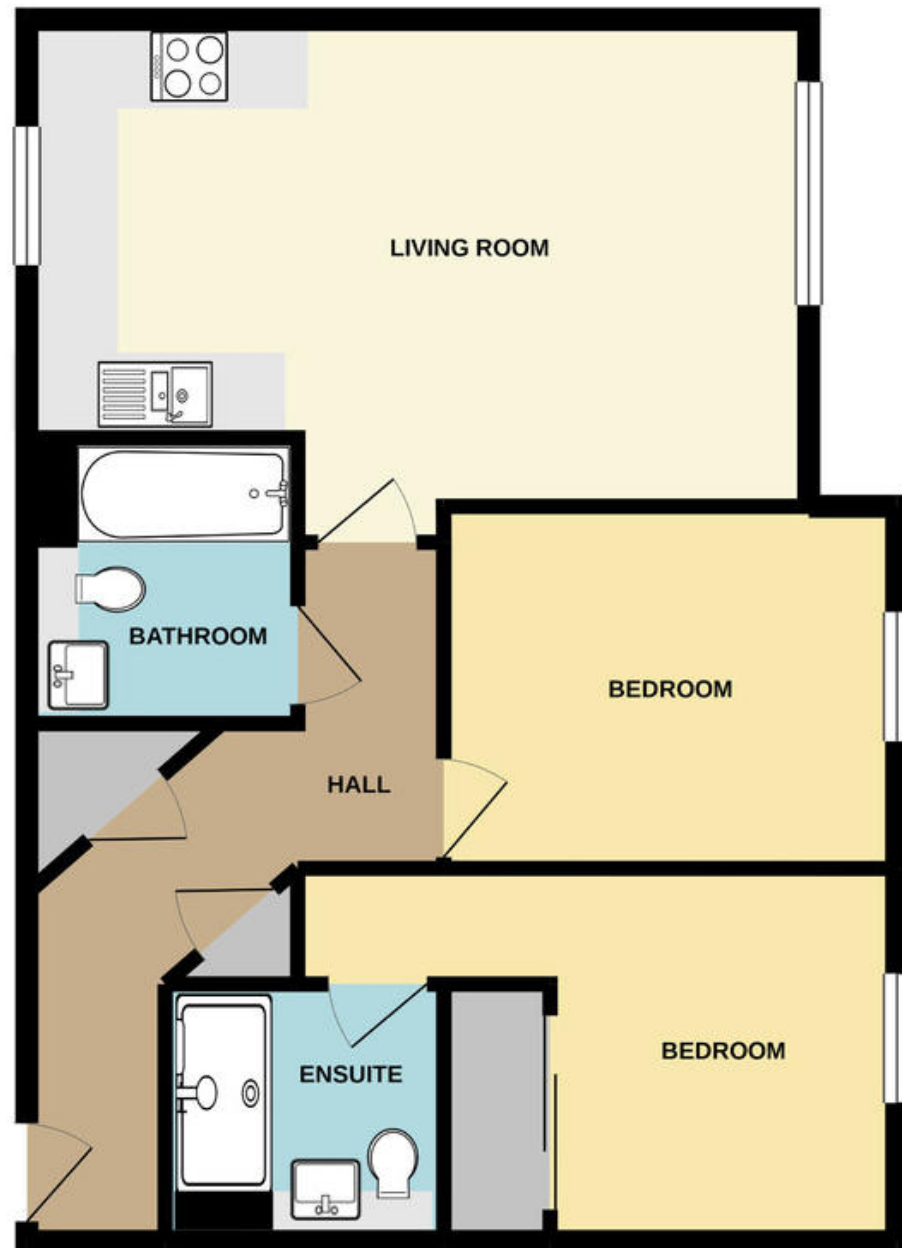




Kimber Estates



93 Olympia Way, Whitstable, Kent, CT5 3FP

£225,000 Leasehold

CALLING ALL FIRST TIME BUYERS AND INVESTORS!!! Kimber Estates are delighted to offer for sale, an immaculately presented ideal first time buy, holiday home or buy to let investment. This bright and spacious modern two bedroom apartment has two allocated parking spaces and comes with the added benefit of being close to the local supermarkets and transport links. This apartment is finished to a very high standard and comprises of; entrance hallway, telephone entry system, two double bedrooms, one with en-suite and an additional family bathroom, open plan lounge, diner, kitchen with integrated appliances. Arrange to view today.

First Floor

Lounge/Kitchen/Diner

19' 9" x 10' 10" (6.02m x 3.30m)

Kitchen Area:

Matching wall and base units, one and a half bowl sink and drainer unit, electric oven and hob with extractor canopy over, integrated dishwasher, integrated fridge freezer, integrated washing machine, wall mounted combination gas boiler, radiator, double glazed window to side, radiator.

Lounge Area:

Double glazed window to rear and side, radiator.

Bathroom

Panelled bath with hand held shower attachment, wash hand basin, low level WC, heated towel rail, partially tiled walls, tiled flooring.

Bedroom One

11' 10" x 11' 3" (3.61m x 3.43m) Double glazed window to rear, radiator, built in wardrobe.

En-Suite Shower Room

Walk in double shower, wash hand basin, low level WC, partially tiled walls, tiled flooring, heated towel rail.

Bedroom Two

9' 7" x 8' 9" (2.92m x 2.67m) Double glazed window to rear, radiator.

Two Allocated Parking Spaces

Council Tax Band B

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	