



FOUNDATION

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12 Harbour Walk, Diamond Road, Whitstable, CT5 1SG

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Leasehold



## 12 Harbour Walk, Diamond Road, Whitstable, CT5 1SG

- Spacious Two Bedroom Apartment
- Generous Sized Bedrooms
- Stylish Open Plan Living Area
- Contemporary Decor Throughout
- Centrally Located for Whitstable Town And Harbour
- Secure Parking Within A Garage
- Five Minute Walk To The Train Station
- Canterbury City Less Than Five Miles Away

### SITUATION:

This popular seaside town of Whitstable is situated five miles north of the city of Canterbury and is famous for its seafood and annual Oyster Festival held at the vibrant harbour and picturesque quayside.

The town has a variety of shops and boutiques, as well as high street names. There are good local primary and secondary schools, numerous restaurants, and excellent leisure facilities. It has its own mainline railway station with a high speed service to St Pancras, a regular Stagecoach bus service and good road links to London and the coast via A290/M2.

The nearby cathedral city of Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.

The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre.

Canterbury has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools and a number of well regarded junior and senior private schools. There are also three universities, two hospitals and two railway stations with a regular and fast service to London.

There is plenty of beautiful countryside nearby as well, including Wraik Hill Nature Reserve, Victory Woods Nature Reserve and Blean Woods. These have been designated as a national nature reserve and cover around 1257 acres of woodland and heath, with plenty of footpaths and bridleways throughout, making this an ideal setting for those who enjoy walking and outdoor pursuits.



#### DESCRIPTION:

Harbour Walk is conveniently situated less than half a mile from the bustling town and seafront and just five-minute walk to the station.

This modern first floor apartment is ideal for anyone who is looking for a weekend retreat or a low maintenance home close to the town.

The apartment is beautifully presented and also comes with a garage, which is a huge bonus for a property this central to Whitstable.

The door opens into a smart communal area, where steps rise to the first floor. Here you will find No.12, a charming two-bedroom apartment stylishly finished to a high standard.

You are greeted by an entrance hall, with wood effect flooring which runs through to the striking open plan living area that has a

large window letting light flood through.

The kitchen has been well designed within the area, making the most of every nook. The cooker and fridge freezer have been carefully integrated within the high and low level units and all set around pretty mosaic tiles.

To the rear of the apartment, you will find two double bedrooms and a well-appointed bathroom, tastefully finished with metro tiles.

This spacious apartment has a lovely light and airy feel and would make a wonderful home for anyone wanting to be in the heart of this popular seaside town.

#### OUTSIDE:

To the rear of the property, there is a communal area whilst to the front of the property, there is a garage, giving you ample storage.

A lovely park, post office and convenience store can be reached just a few yards away from Harbour Walk.

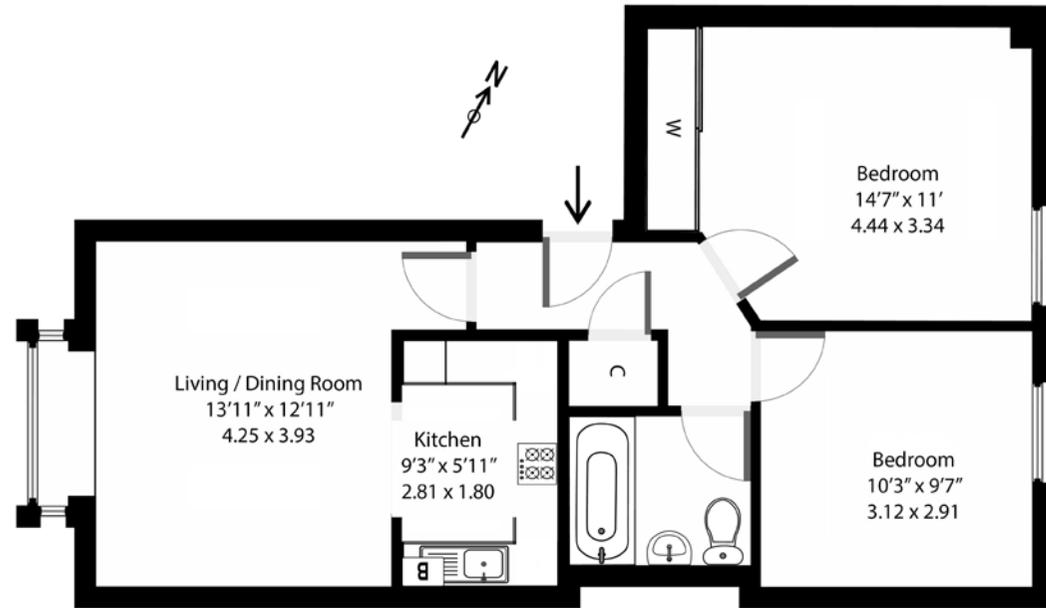
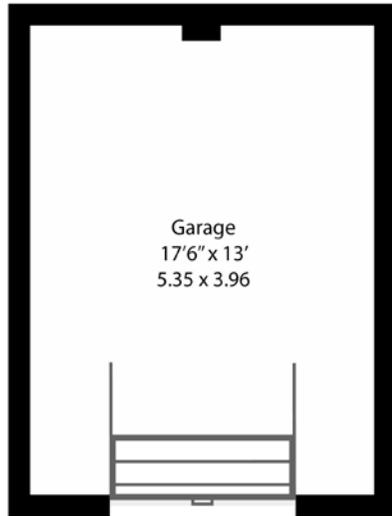
Whitstable has an abundance of cafes, and restaurants, including Spanish tapas bars and famous seafood eateries. The harbour also hosts a regular market.

The beach offers open water swimming, paddle boarding, sailing, and windsurfing alongside beautiful sunset evening walks.

The old high street has lots of independent boutiques, bookstores, and interesting art galleries.

There is a real community feel within Whitstable town, lots of locals gathering for morning coffee in the numerous cafes.

During the summer the seaside town comes alive with the buzz of people visiting and heading out to the vibrant bars.



TOTAL FLOOR AREA: 577 sq.ft (54 sq.m)



EPC RATING  
C



COUNCIL TAX BAND  
C



GENERAL INFORMATION

All services are mains connected. Leasehold 99 years from 2006. Maintenance charges apply.

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