



**SITUATION**

Occupying an excellent position in the heart of the High Street adjacent to **HSBC** and close to such multiple occupiers as **Natwest, M&Co, Iceland, Barnardos, Budgens** and **Thomas Cook**.

Whitstable is an attractive and affluent Town which lies on the north Kent coast some 6 miles north-west of Canterbury.

**PROPERTY**

Comprising a **2 Bed Self-Contained Flat** arranged over first and second floors. The flat benefits from a private rear garden.

**ACCOMMODATION**

**First and Second Floor Flat**

Bedroom 1	13'1" x 8'11"
Bedroom 2	9'10" x 8'11"
Kitchen	8'6" x 7'11"
Dining Room	8'4" x 8'0"
Reception Room	15'8" x 9'6"
Bathroom/WC	6'11" x 4'1"

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 150 years from October 2013 at a fixed ground rent of £100 p.a.**

**Offered with FULL VACANT POSSESSION**

**Note: The Freehold to include the shop investment is being offered as Lot 45 in this Auction.**



**Vacant 2 Bed Flat**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



**JOINT AUCTIONEERS**  
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**VENDOR'S SOLICITORS**  
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