



THE SAVOY

W H I T S T A B L E

PRIME LOCATION OVERLOOKING WHITSTABLE BEACH

SAVOY APARTMENTS, BEACH WALK, WHITSTABLE

A Prestigious new development of four luxury seafront apartments and a penthouse, in a prime location overlooking Whitstable beach.

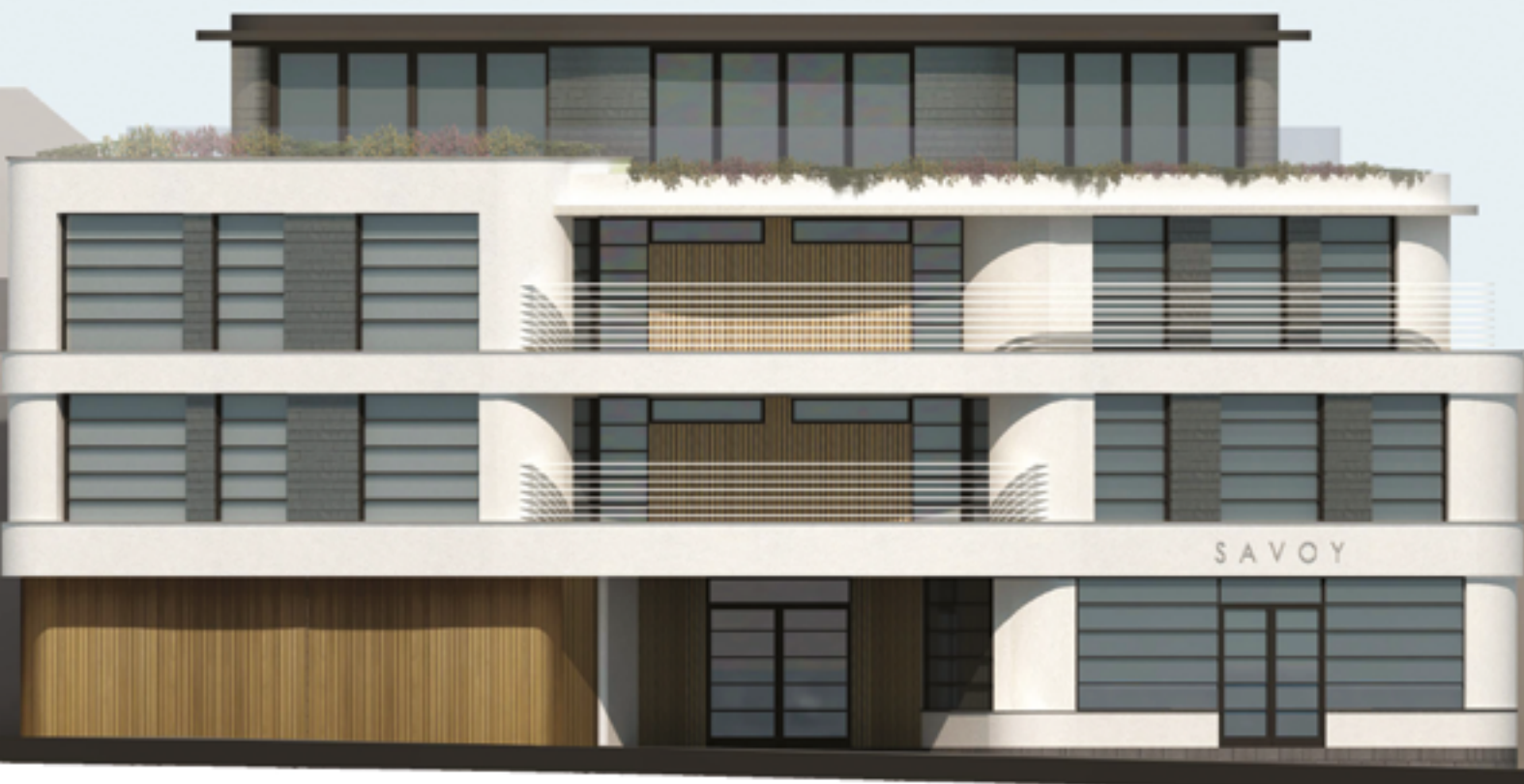
The Savoy Apartments offer contemporary accommodation behind a striking Art Moderne façade and occupy a prominent sea facing position commanding far reaching views across Whitstable Bay and towards the Isle of Sheppey beyond.

The apartments themselves are finished to the high specification one would expect from a development of this calibre, flooded with natural light from the abundance of glazing which frames the seascape. The distinctive exterior is reflective of the Art Deco style and combines gentle curves with bold lines to create a truly unique building.

The apartments are serviced by a lift and parking is provided by an innovative WOHR car stacker parklift system.



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Rear Elevation



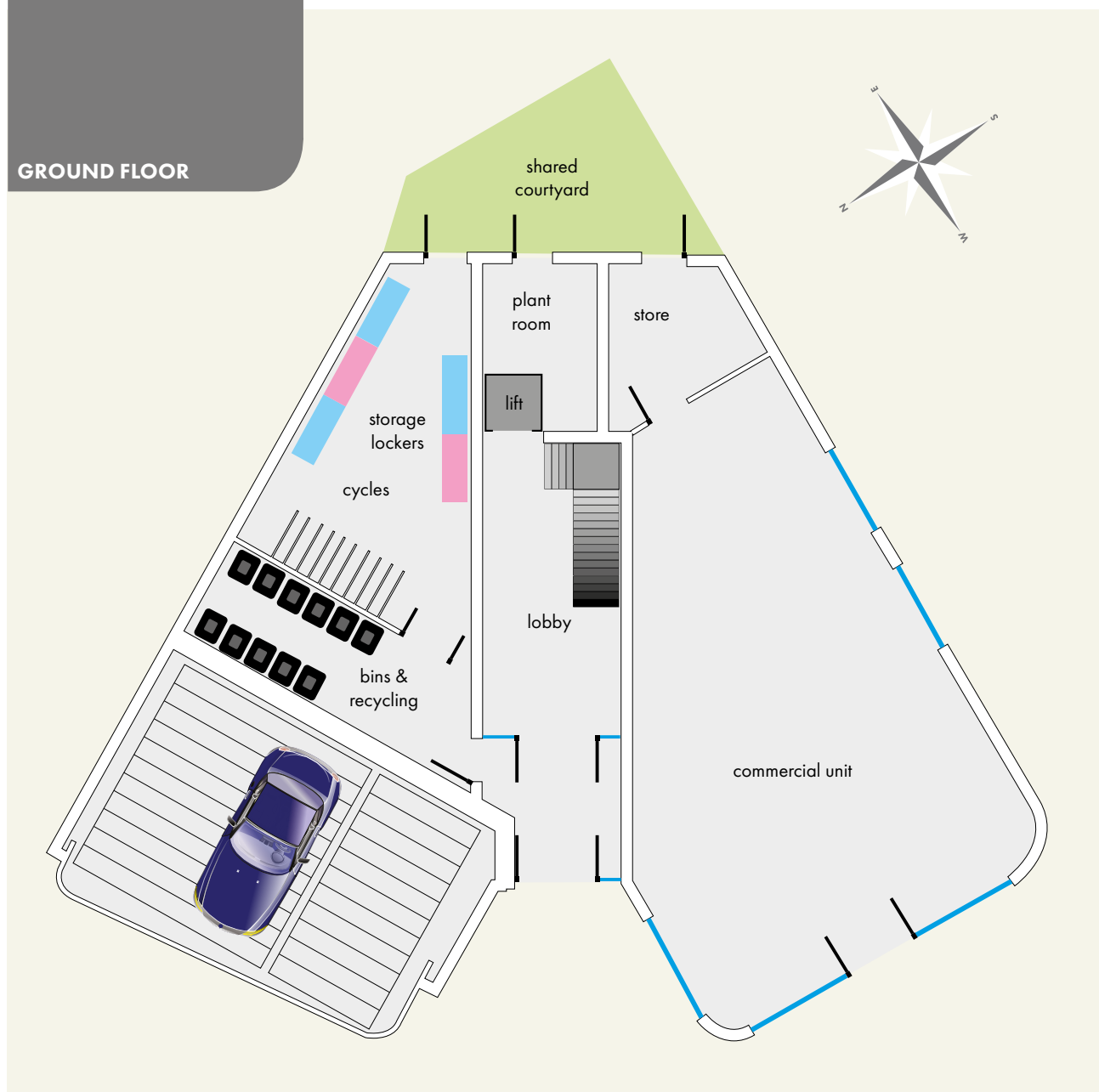
ENJOY BREATHTAKING SEA VIEWS ACROSS WHITSTABLE BAY

LOCATION

Beach Walk is a coveted beach front location a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey.

Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

GROUND FLOOR



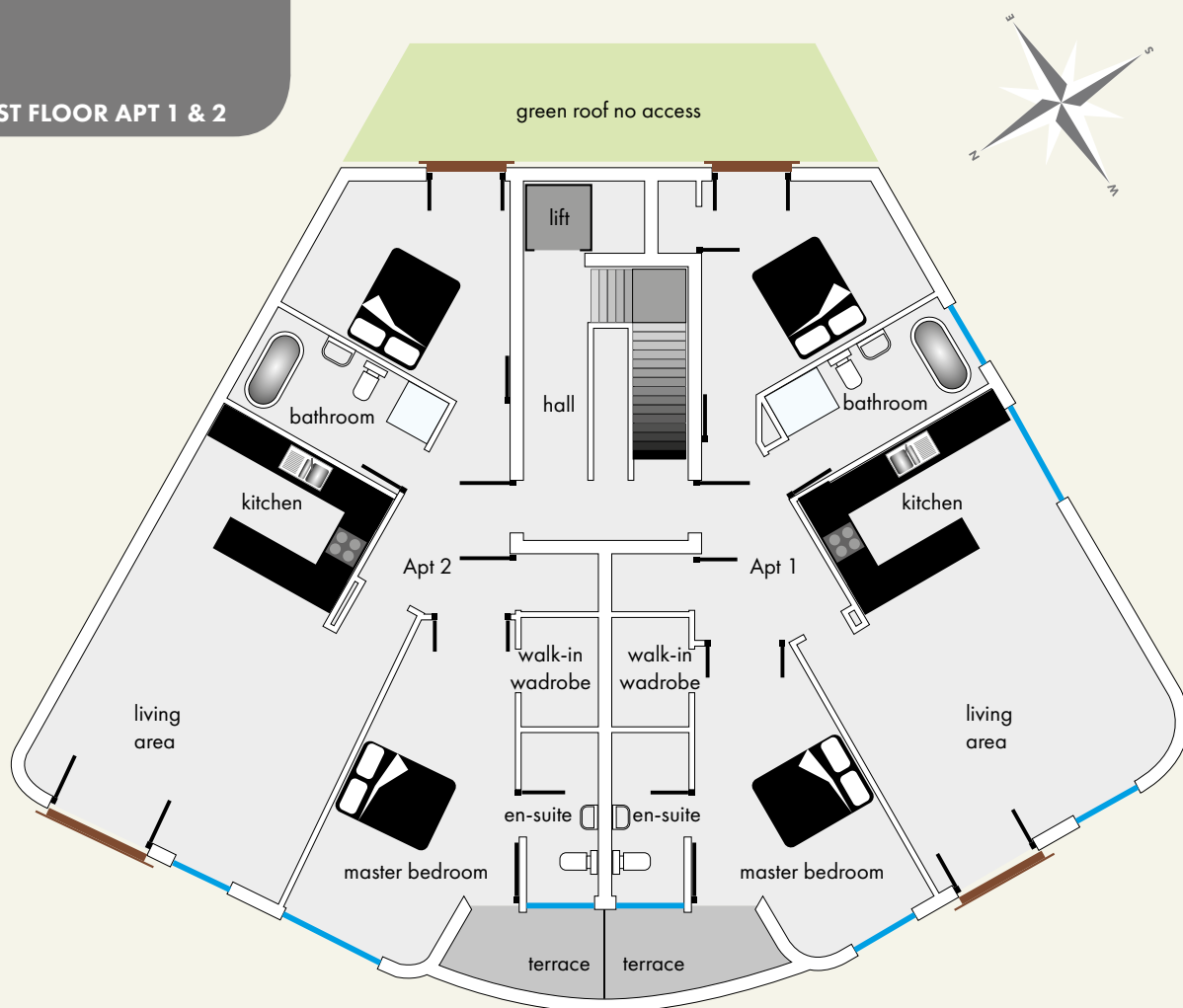
Draft unit leading into spacious lobby with passenger lift and staircase and entrance to the storage room.

Storage room with storage lockers, parking for bicycles and an allocated space for bins and recycling.

Secure gated parking with park lift system.

Commercial unit: ca. 100m².

1ST FLOOR APT 1 & 2



Communal hallway with passenger lift & staircase.
Entrances to Apartment 1 and Apartment 2.

Apartment 2: ca. 100m²

Hallway with built-in cupboard and entrances to Master Bedroom, Living/Kitchen area, Bathroom 2 and Bedroom 2.

Open-plan lounge, dining and kitchen area:
38 m² with stylish floor to ceiling windows and glass Juliet balconies providing a stunning view.

Master Bedroom: 19m² with ensuite bathroom, walk-in wardrobe and entrance to front terrace with sea view.

Bedroom 2: 13m².

Bathroom 2.

Apartment 1: ca. 102m²

Hallway with built-in cupboard and entrances to Master Bedroom, Living/Kitchen area, Bathroom 2 and Bedroom 2.

Open-plan lounge, dining and kitchen area:
40m² with stylish floor to ceiling windows and glass Juliet balconies providing a stunning view.

Master Bedroom: 18m² with ensuite bathroom, walk-in wardrobe and entrance to front terrace with sea view.

Bedroom 2: 15m² with built-in cupboard.

Bathroom 2.

Predicted Energy Performance rating for each apartment = Band B

THE SAVOY

W H I T S T A B L E

KITCHEN:

Integrated Siemens appliances consisting of:-

- Integrated oven and combination oven with microwave
- Integrated induction hob with slim line extractor hood
- Integrated fridge/freezer with hydrofresh drawer
- Integrated washing machine/dryer
- Integrated dishwasher
- Stone work surfaces

BATHROOMS:

- White porcelain wall hung sanitary ware by Villeroy & Boch
- Ceramic tiled walls to full height
- Ceramic tiled flooring
- Walk in shower enclosure with monsoon shower head
- Fitted bath and basin
- Fitted mirror with LED lighting
- Fitted towel rails

GENERAL:

- Double glazed powder coated aluminium windows and external doors with security locks
- Balconies/terraces to have ceramic promenade tiled flooring and contemporary stainless steel balustrades and handrails. Juliet balconies to be stainless steel & glass
- Gas fired combination boiler (brand to be confirmed)
- Recessed LED lighting to kitchens and bathrooms
- Engineered oak flooring to living area and hallways
- 4 person hydraulic lift with disabled access
- Underfloor heating with individual zone control
- High security video entry system
- Communal hall and staircase with ceramic non slip tiles
- Lockers in secure bin store/cycle area
- External - Thro' colour rendered finish with brick/timber contrast panels

PARKING:

- WOHR car stacker parklift (stainless steel with rubber matting) with a maximum vehicle height of 1.5m.
- Electrically operated garage door with remote control key fob

WARRANTY:

10 year NHBC warranty

LEASE:

Each apartment is to be sold with a new 999 year lease (subject to confirmation from vendor's solicitors)

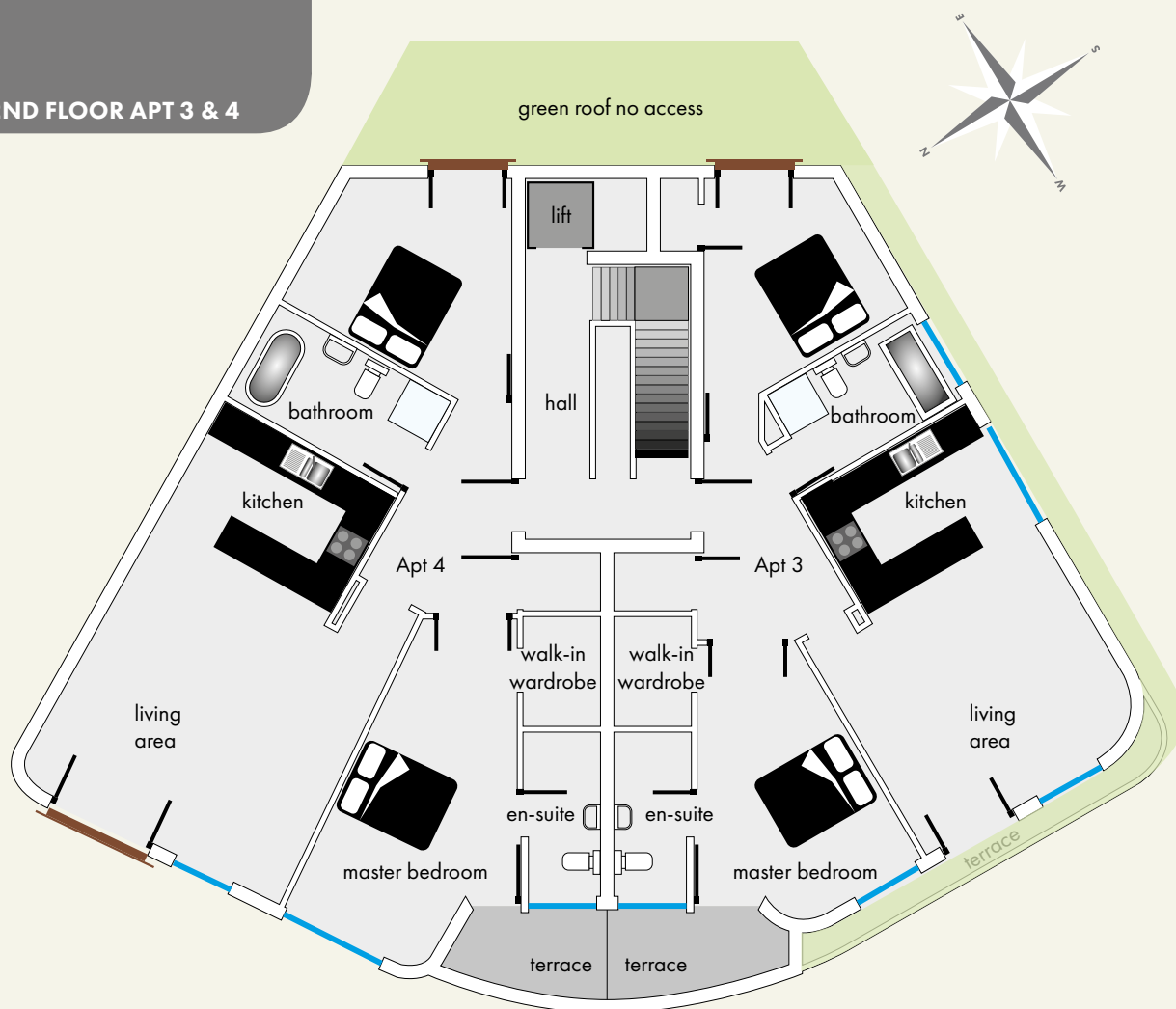
MAINTENANCE/SERVICE CHARGE:

We understand that the maintenance/service charge for each apartment will be circa £2000 per annum (subject to confirmation from vendor's solicitors)





2ND FLOOR APT 3 & 4



Communal hallway with passenger lift and staircase. Entrances to Apartment 3 and Apartment 4.

Apartment 4: ca. 100m²

Hallway with built-in cupboard and entrance to Master Bedroom, Living/Kitchen area, Bathroom 2 and Bedroom 2.

Open-plan lounge, dining and kitchen area: 38m² with stylish floor to ceiling windows and glass Juliet balconies providing a stunning view.

Master Bedroom: 19m² with ensuite bathroom, walk-in wardrobe and entrance to front terrace with sea view.

Bedroom 2: 13m².

Bathroom 2.

Apartment 3: ca. 87m²

Hallway with built-in cupboard and entrance to Master Bedroom, Living/Kitchen area, Bathroom 2 and Bedroom 2.

Open-plan lounge, dining and kitchen area: 31m² with stylish floor to ceiling windows/doors providing a stunning view and entrance to front terrace.

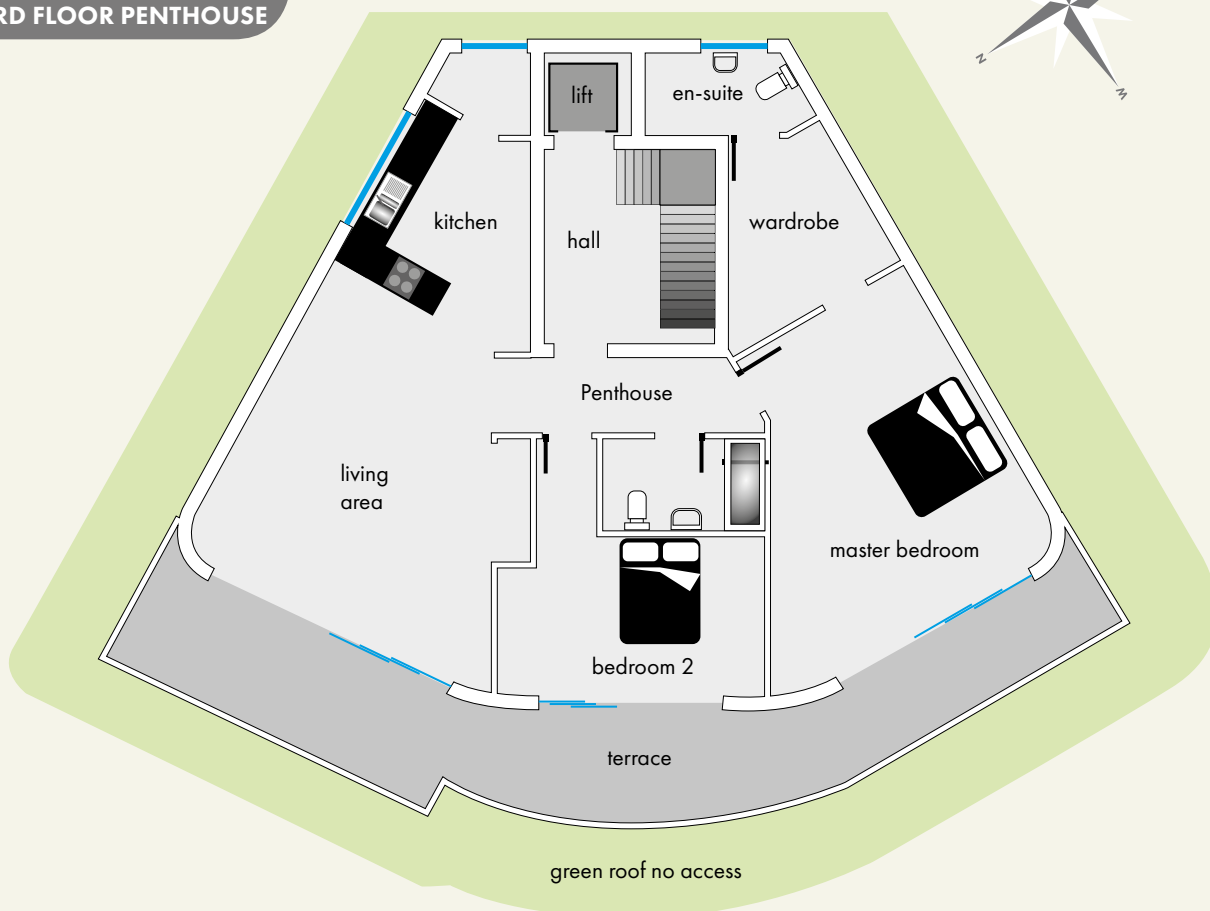
Master Bedroom: 16m² with ensuite bathroom, walk-in wardrobe and entrance to front terrace with sea view.

Bedroom 2: 13m² with built-in cupboard.

Bathroom 2.

Predicted Energy Performance rating for each apartment = Band B

3RD FLOOR PENTHOUSE



Hallway with passenger lift and staircase.
Entrance to Penthouse.

Penthouse: ca. 111 m²

Hallway with entrance to Master Suite, Living/
Kitchen area, Bathroom 2 and Bedroom 2.

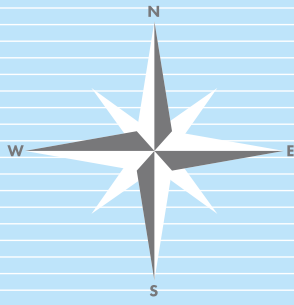
Open-plan lounge, dining and kitchen area with
stylish floor to ceiling glass doors leading to
spacious front terrace with breathtaking sea view.

Master Bedroom with ensuite bathroom,
walk-through wardrobe and entrance to
spacious front terrace with sea view.

Bedroom 2 with built-in cupboard.

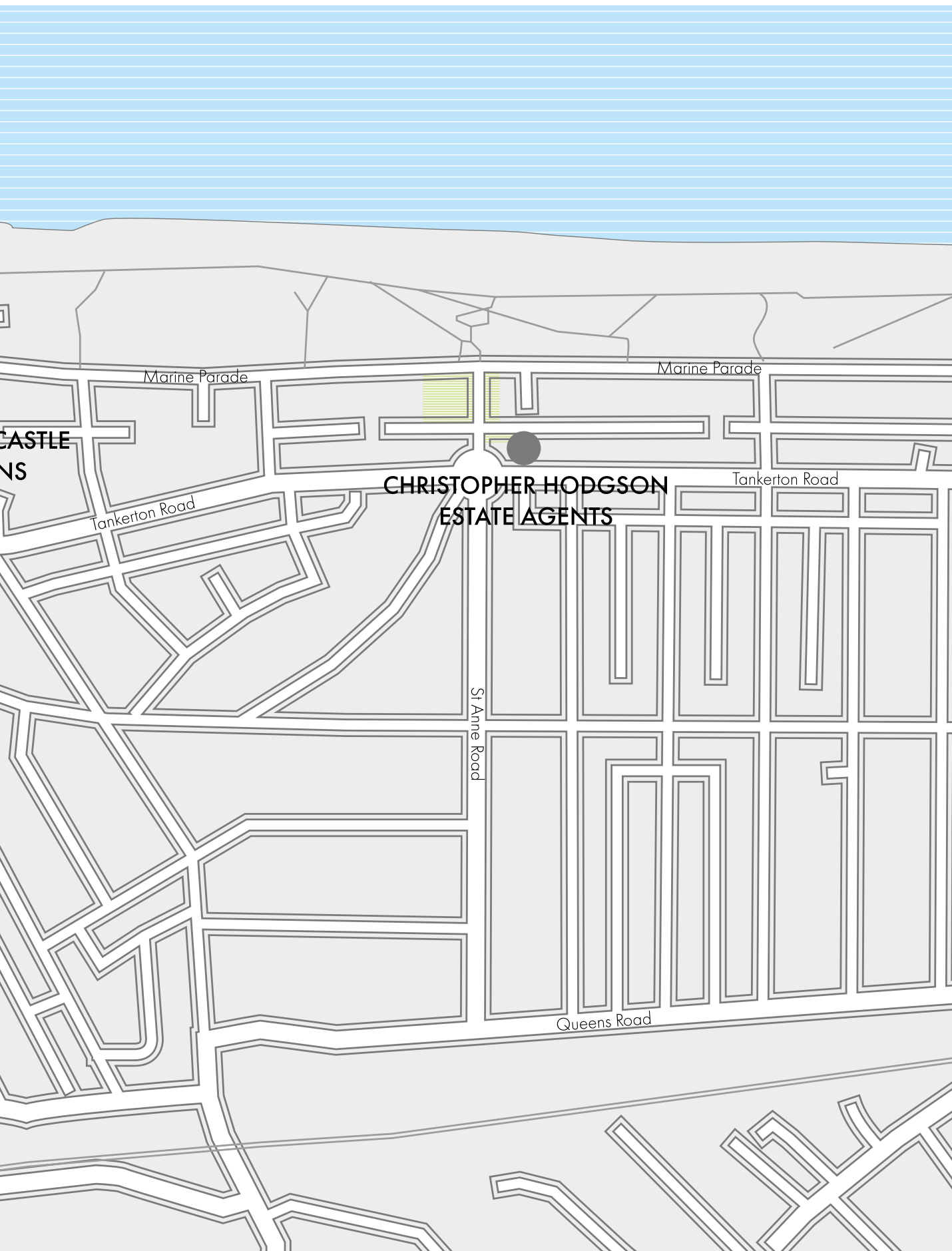
Bathroom 2.

Predicted Energy Performance rating for each apartment = Band B



5 BEACH WALK WHITSTABLE





CHOICE OF COLOURS AND FINISHES



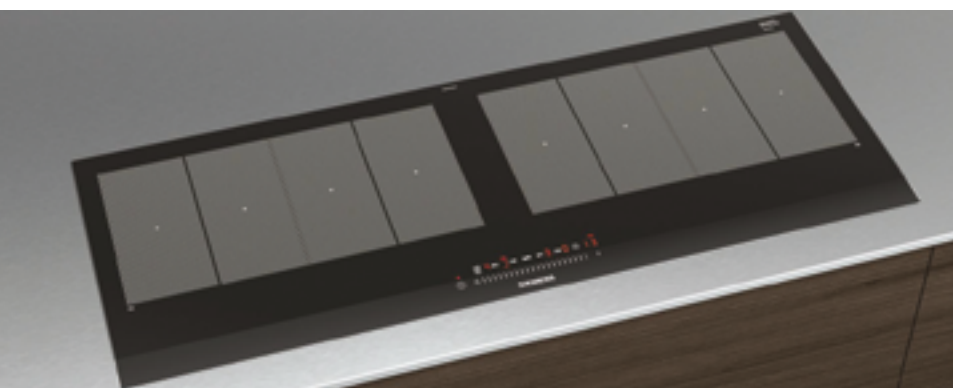
KITCHEN

Each apartment will be fitted with a high quality contemporary kitchen with stone work surfaces and appliances by Siemens, including two ovens (one with built-in microwave from the iQ700 range), induction hob with 'flex zones', low-frost integrated fridge freezer with 'hydrofresh' drawer, 10 Place slimline fully integrated dishwasher, integrated washer dryer with 'AutoDry' and a sleek stainless steel canopy cooker hood by Elica.

BATHROOM

Contemporary bathrooms comprising sanitary ware by Villeroy & Boch and Waters of Ashbourne, luxurious fittings by Vado and shower panels by Merlyn.

Clients reserving at an early stage will benefit from a choice of colours and finishes to various aspects of their chosen apartment, subject to availability, cost, and the build programme.



Images indicate 'type of finish' only and exact specification may differ.

THE SAVOY WHITSTABLE

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