



# Oystergate

*— Apartments —*

Whitstable



## **1 - 15 Oystergate Apartments, Wraik Hill, Whitstable, Kent CT5 3FT**

**Oystergate Apartments are a collection of fifteen one and two bedroom properties, conveniently positioned on the outskirts of the popular harbour town of Whitstable.**

**Located in an elevated position, the development provides far reaching views over the town, across the Bay and towards the Isle of Sheppey where Whitstable's famous sunsets reach a stunning conclusion. The development benefits from close proximity to nearby amenities, including supermarkets and Estuary View medical centre.**

**Finished to a high specification with premium fittings, the apartments offer a range of layouts and have been designed with modern living in mind, featuring flexible open-plan living accommodation, contemporary fitted kitchens and bathrooms and an abundance of glazing, allowing natural light to flow freely throughout. The building will include a cinema room and second floor gym, available to all residents and a lift will service all floors. Each apartment comes with one allocated parking space, with limited opportunity to purchase an additional space if required.**

### **Location**

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, most notably during the annual Whitstable Oyster Festival.

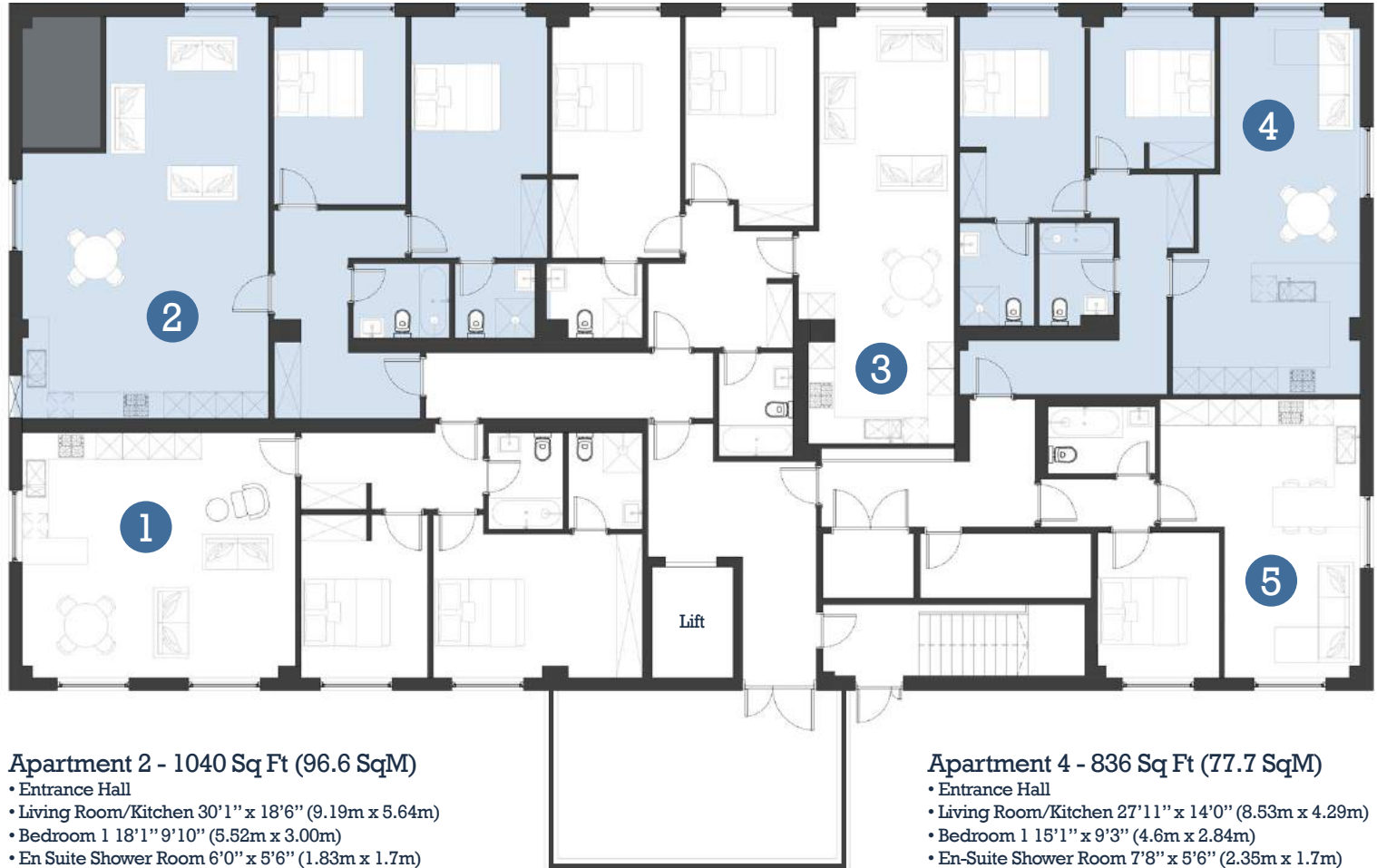
Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned.

Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities.

Mainline railway services are available at Whitstable station (1.6 miles 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.

The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.





## Apartment 2 - 1040 Sq Ft (96.6 SqM)

- Entrance Hall
- Living Room/Kitchen 30'1" x 18'6" (9.19m x 5.64m)
- Bedroom 1 18'1" x 9'10" (5.52m x 3.00m)
- En Suite Shower Room 6'0" x 5'6" (1.83m x 1.7m)
- Bedroom 2 14'1" x 9'10" (4.3m x 3.01m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

## Apartment 4 - 836 Sq Ft (77.7 SqM)

- Entrance Hall
- Living Room/Kitchen 27'11" x 14'0" (8.53m x 4.29m)
- Bedroom 1 15'1" x 9'3" (4.6m x 2.84m)
- En-Suite Shower Room 7'8" x 5'6" (2.35m x 1.7m)
- Bedroom 2 11'5" x 9'4" (3.48m x 2.86m)
- Bathroom 7'8" x 5'6" (2.35m x 1.7m)

## Apartment 1 - 884 Sq Ft (82.2 SqM)

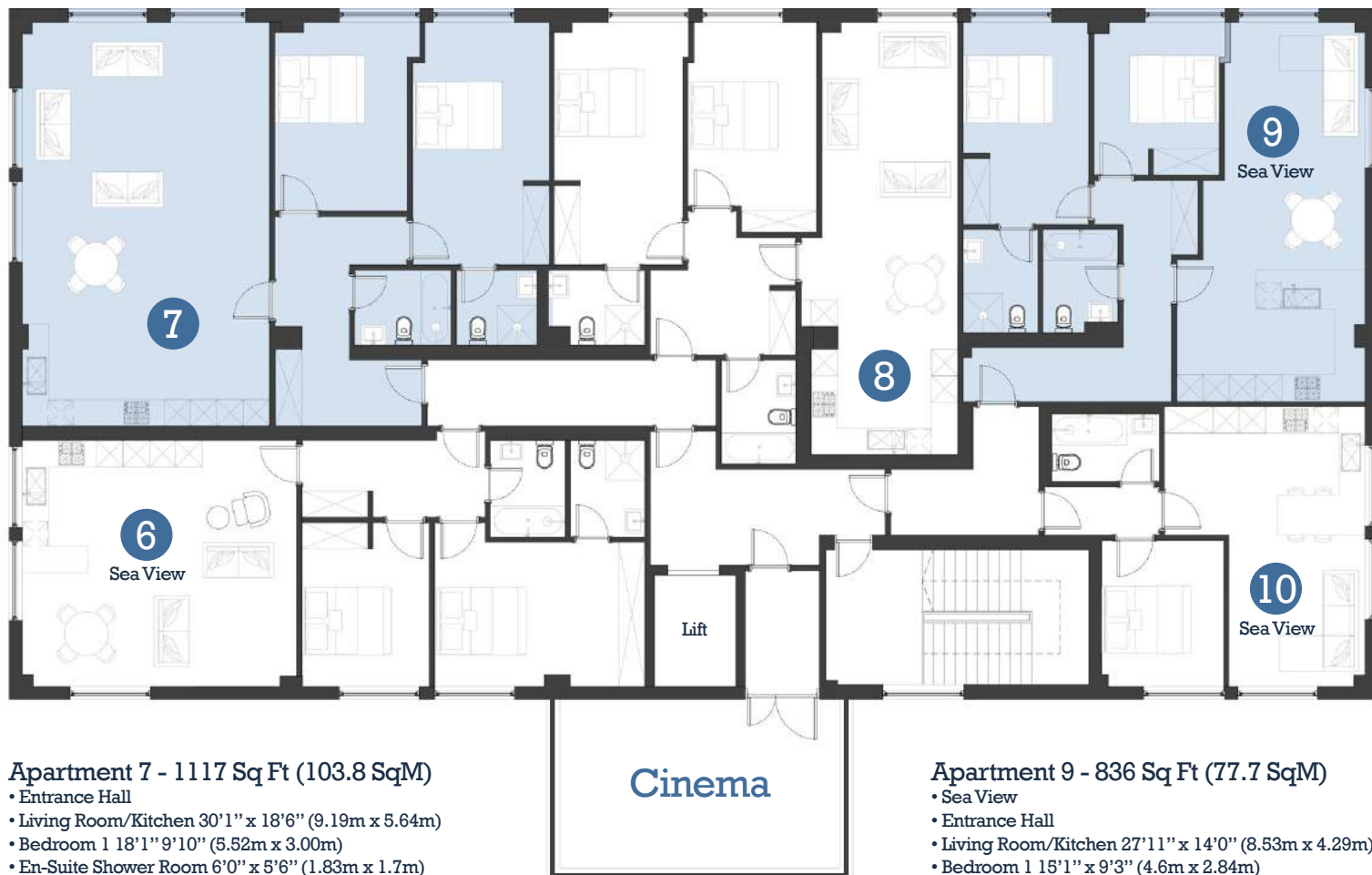
- Entrance Hall
- Living Room/Kitchen 20'6" x 18'4" (6.25m x 5.6m)
- Bedroom 1 13'1" x 12'11" (3.99m x 3.95m)
- En-Suite Shower Room 7'2" x 5'6" (2.2m x 1.7m)
- Bedroom 2 12'11" x 9'6" (3.95m x 2.9m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

## Apartment 3 - 900 Sq Ft (83.6 SqM)

- Entrance Hall
- Living Room/Kitchen 32'11" x 11'8" (10.05m x 3.57m)
- Bedroom 1 18'1" x 9'8" (5.52m x 2.96m)
- En Suite Shower Room 7'2" x 5'6" (2.19m x 1.7m)
- Bedroom 2 15'8" x 9'10" (4.78m x 3.02m)
- Bathroom 7'6" x 5'6" (2.3m x 1.7m)

## Apartment 5 - 457 Sq Ft (42.5 SqM)

- Entrance Hall
- Living Room/Kitchen 21'2" x 15'4" (6.46m x 4.69m)
- Bedroom 10'10" x 8'9" (3.32m x 2.68m)
- Bathroom 8'0" x 5'0" (2.45m x 1.53m)



## Apartment 7 - 1117 Sq Ft (103.8 SqM)

- Entrance Hall
- Living Room/Kitchen 30'1" x 18'6" (9.19m x 5.64m)
- Bedroom 1 18'1" x 9'10" (5.52m x 3.00m)
- En-Suite Shower Room 6'0" x 5'6" (1.83m x 1.7m)
- Bedroom 2 14'1" x 10'9" (4.3m x 3.01m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

## Apartment 6 - 884 Sq Ft (82.2 SqM)

- Sea View
- Entrance Hall
- Living Room/Kitchen 20'6" x 18'4" (6.25m x 5.6m)
- Bedroom 1 15'8" x 12'11" (4.79m x 3.95m)
- En-Suite Shower Room 7'2" x 5'6" (2.2m x 1.7m)
- Bedroom 2 12'11" x 9'6" (3.95m x 2.9m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

## Apartment 8 - 900 Sq Ft (83.6 SqM)

- Entrance Hall
- Living Room/Kitchen 32'11" x 11'8" (10.05m x 3.57m)
- Bedroom 1 18'1" x 9'8" (5.52m x 2.96m)
- En Suite Shower Room 7'2" x 5'6" (2.19m x 1.7m)
- Bedroom 2 15'8" x 9'10" (4.78m x 3.02m)
- Bathroom 7'6" x 5'6" (2.3m x 1.7m)

## Apartment 9 - 836 Sq Ft (77.7 SqM)

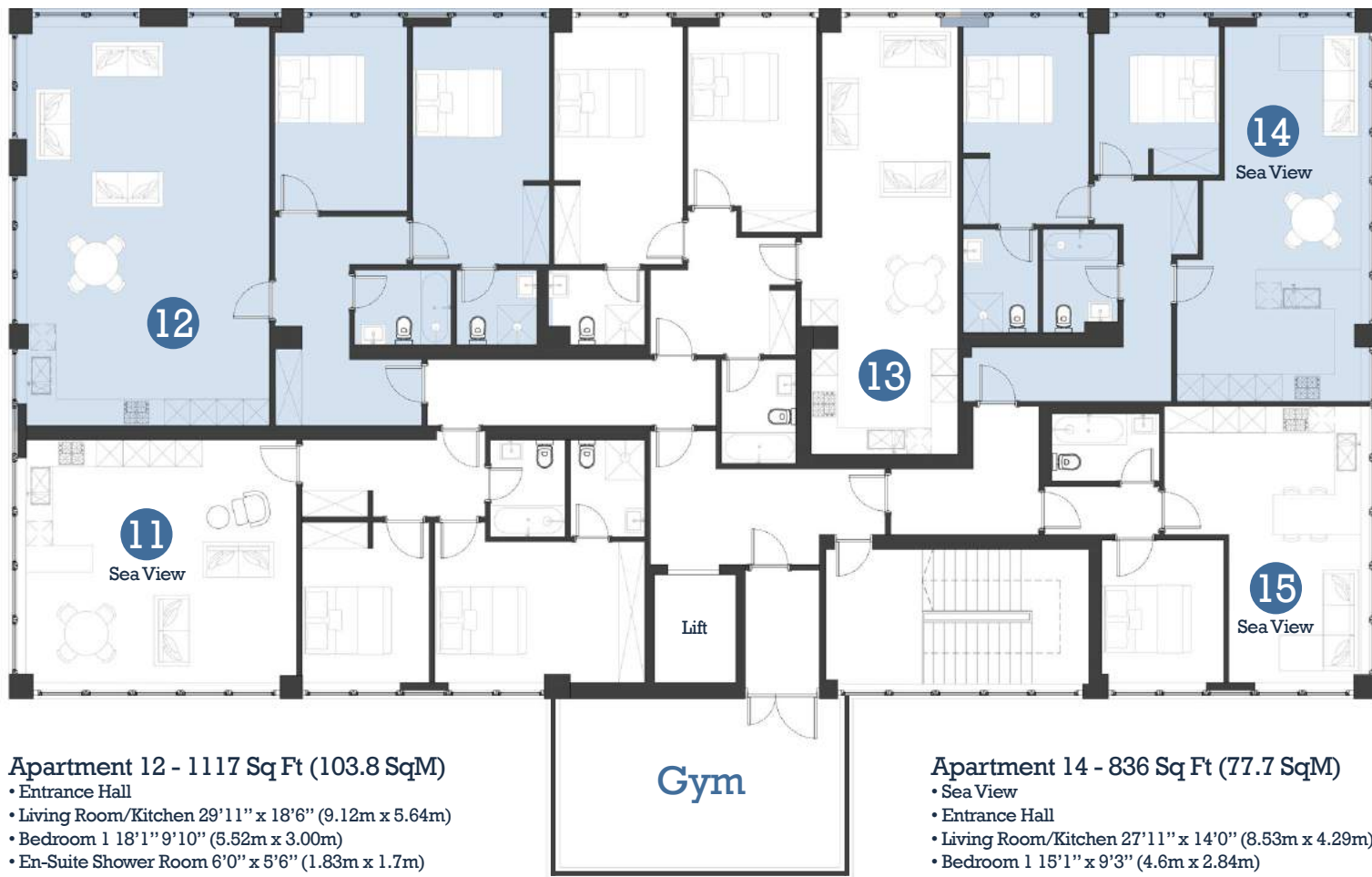
- Sea View
- Entrance Hall
- Living Room/Kitchen 27'11" x 14'0" (8.53m x 4.29m)
- Bedroom 1 15'1" x 9'3" (4.6m x 2.84m)
- En-Suite Shower Room 7'8" x 5'6" (2.35m x 1.7m)
- Bedroom 2 11'5" x 9'4" (3.48m x 2.86m)
- Bathroom 7'8" x 5'6" (2.35m x 1.7m)

## Apartment 10 - 457 Sq Ft (42.5 SqM)

- Sea View
- Entrance Hall
- Living Room/Kitchen 21'2" x 15'4" (6.46m x 4.69m)
- Bedroom 10'10" x 8'9" (3.32m x 2.68m)
- Bathroom 8'0" x 5'0" (2.45m x 1.53m)







## Apartment 12 - 1117 Sq Ft (103.8 SqM)

- Entrance Hall
- Living Room/Kitchen 29'11" x 18'6" (9.12m x 5.64m)
- Bedroom 1 18'1" x 9'10" (5.52m x 3.00m)
- En-Suite Shower Room 6'0" x 5'6" (1.83m x 1.7m)
- Bedroom 2 14'1" x 10'9" (4.3m x 3.01m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

## Apartment 11 - 884 Sq Ft (82.2 SqM)

- Sea View
- Entrance Hall
- Living Room/Kitchen 20'6" x 18'4" (6.25m x 5.6m)
- Bedroom 1 15'8" x 12'11" (4.79m x 3.95m)
- En-Suite Shower Room 7'2" x 5'6" (2.2m x 1.7m)
- Bedroom 2 12'11" x 9'6" (3.95m x 2.9m)
- Bathroom 7'2" x 5'6" (2.2m x 1.7m)

## Apartment 13 - 900 Sq Ft (83.6 SqM)

- Entrance Hall
- Living Room/Kitchen 32'11" x 11'8" (10.05m x 3.57m)
- Bedroom 1 18'1" x 9'8" (5.52m x 2.96)
- En Suite Shower Room 7'2" x 5'6" (2.19m x 1.7m)
- Bedroom 2 15'8" x 9'10" (4.78m x 3.02m)
- Bathroom 7'6" x 5'6" (2.3m x 1.7m)

## Apartment 14 - 836 Sq Ft (77.7 SqM)

- Sea View
- Entrance Hall
- Living Room/Kitchen 27'11" x 14'0" (8.53m x 4.29m)
- Bedroom 1 15'1" x 9'3" (4.6m x 2.84m)
- En-Suite Shower Room 7'8" x 5'6" (2.35m x 1.7m)
- Bedroom 2 11'5" x 9'4" (3.48m x 2.86m)
- Bathroom 7'8" x 5'6" (2.35m x 1.7m)

## Apartment 15 - 457 Sq Ft (42.5 SqM)

- Sea View
- Entrance Hall
- Living Room/Kitchen 21'2" x 15'4" (6.46m x 4.69m)
- Bedroom 10'10" x 8'9" (3.32m x 2.68m)
- Bathroom 8'0" x 5'0" (2.45m x 1.53m)



## Specifications

### Kitchen:

- Soft close handleless units in matte grey
- Integrated appliances to include;
- Double oven
- Convection hob
- Slimline extractor hood
- Fridge and freezer
- Washing machine/dryer
- Dishwasher

### Bathrooms:

- WC
- Wall-hung wash basin with storage cupboard beneath in matte grey
- Fully enclosed shower cubicle with low profile tray and thermostatic shower with monsoon style shower head
- LED backlit mirror
- Heated towel rail
- Large marble effect tiles throughout in white

### General:

- Powder coated, oversized aluminium windows maximising light into each room
- Fitted wardrobes to all two bedroom apartments
- Skirting boards, architrave and doors painted in white satin
- Ceiling heights of 2.5m minimum
- Solid core contemporary internal doors in white
- High quality oak laminate flooring throughout living areas with soft grey carpeting to all bedrooms
- LED downlights to all rooms with dimmer switches to main living areas
- Media socket to each room, wired for Sky Q capability (subject to subscription fees)
- A mechanical ventilation heat recovery system circulating warm or cool air to all rooms to ensure temperature is maintained at all times and ensuring permanent fresh air
- Communal second floor gym room with views towards the sea, including a treadmill, rowing machine, cross trainer and weight rack with dumbbells
- Communal first floor cinema room with 120 inch screen, 4k projector, 5.1 Dolby surround system and six reclining cinema-style armchairs
- 6 person passenger lift to all floors

### Security:

- Apartment entrance doors are certified by 'Secured by Design' with integrated triple lock system
- Video door entry system
- All windows are individually lockable
- Smoke and heat detector to common areas in each apartment

### Lease:

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

### Parking:

- Each apartment will have one allocated parking space, with the option to purchase a second parking space by separate negotiation (subject to availability)



[www.oystergate.co.uk](http://www.oystergate.co.uk) | [enquiries@oystergate.co.uk](mailto:enquiries@oystergate.co.uk)

1 - 15 Oystergate Apartments, Wraik Hill, Whitstable, Kent CT5 3FT



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**Oliver Davis**  
HOMES

Predicted Energy Performance Certificates (PEPC's) are available on request for each individual apartment. Predicted rating for Apartments 1-4 and 6-15 = "D". Predicted rating for Apartment 5 = "C".

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