Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







# Tankerton, Whitstable

## To Let **£950 PCM**

...for Coastal, Country & City living.

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# Tankerton, Whitstable

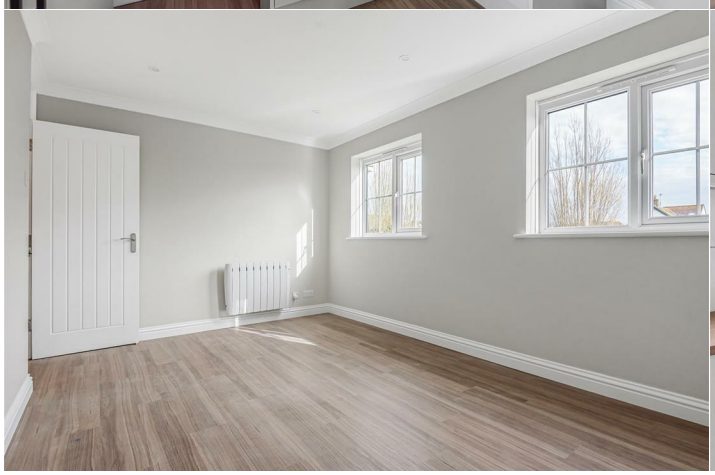
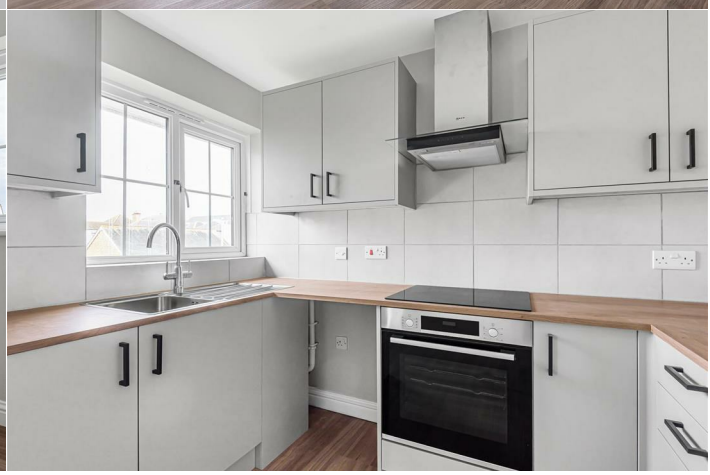
## Flat 3 Cherry Tree Court Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HQ

A newly refurbished, purpose built first floor apartment situated on one of Tankerton's most sought after roads and ideally positioned only 230 metres from the seafront and within close proximity of shops and amenities on Tankerton Road. Whitstable town centre and station (0.9 miles distant) are easily accessible.

The property has recently undergone a programme of refurbishment throughout including a new kitchen and bathroom, and the bright & spacious accommodation provides an entrance hall, living room, kitchen, two bedrooms and a bathroom.
There is off road parking for one vehicle located to the rear of the building, accessed from Pier Avenue.

No pets or smokers. Immediately available.

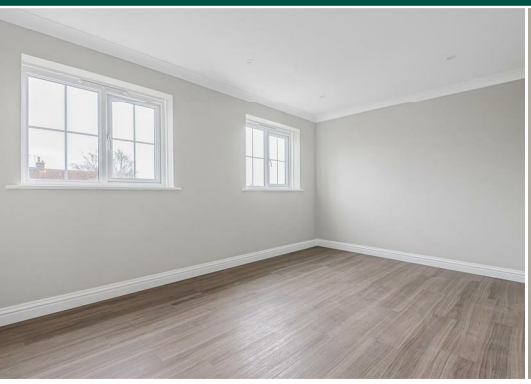
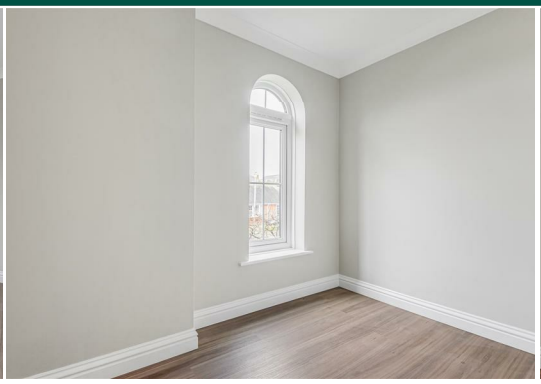
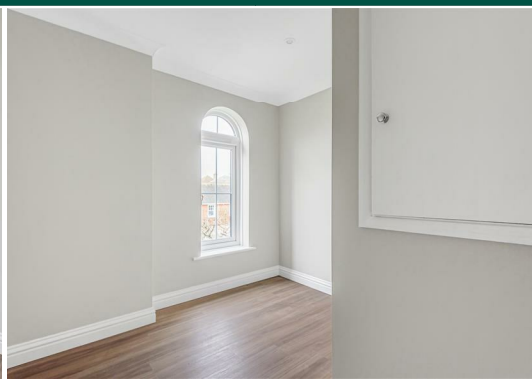


**Location**
Pier Avenue is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The popular town of Whitstable is less than 1mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

**Accommodation**
The accommodation and approximate measurements are:

- **Entrance Hall**
- **Living Room**
  14'0" x 13'5" (4.27m x 4.09m)
  at maximum points.
- **Kitchen**
  9'1" x 5'9" (2.77m x 1.75m)
  at maximum points.
- **Bedroom 1**
  14'3" x 9'6" (4.34m x 2.90m)
  at maximum points.
- **Bathroom**
  10'10" x 5'6" (3.30m x 1.68m)
  at maximum points.
- **Bedroom 2**
  9'10" x 8'4" (3.00m x 2.54m)
  at maximum points.


• **Parking**
Parking for one vehicle, located to the rear of the building and accessed via Pier Avenue.

**Holding Deposit**
£219 (or equivalent to 1 weeks rent)

**Tenancy Deposit**
£1,096 (or equivalent to 5 weeks rent)

**Tenancy Information**
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

**Client Money Protection**
Provided by ARLA

**Independent Redress Scheme**
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## First Floor

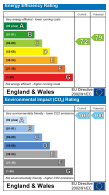
Approx. 54.0 sq. metres (581.0 sq. feet)




Total area: approx. 54.0 sq. metres (581.0 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2021/2022 is £1,723.51

*Viewing:* STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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