CHRISTOPHER HODGSON









# Tankerton, Whitstable

**To Let** £1,000 PCM

FOR COASTAL, COUNTRY & CITY LIVING

# Tankerton, Whitstable

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

A modern, 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 is presented in smart contemporary style throughout, 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. Available from late August.







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 (taken at maximum points) are:

• Entrance Hall

• Living Room
14'0" x 13'5" (4.27m x 4.09m)

• Kitchen
9'1" x 5'9" (2.77m x 1.75m)

• Bedroom 1
14'3" x 9'6" (4.34m x 2.90m)

• Bathroom
10'10" x 5'6" (3.30m x 1.68m)

• Bedroom 2
9'10" x 8'4" (3.00m x 2.54m)

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

HOLDING DEPOSIT
£230 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,153 (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/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

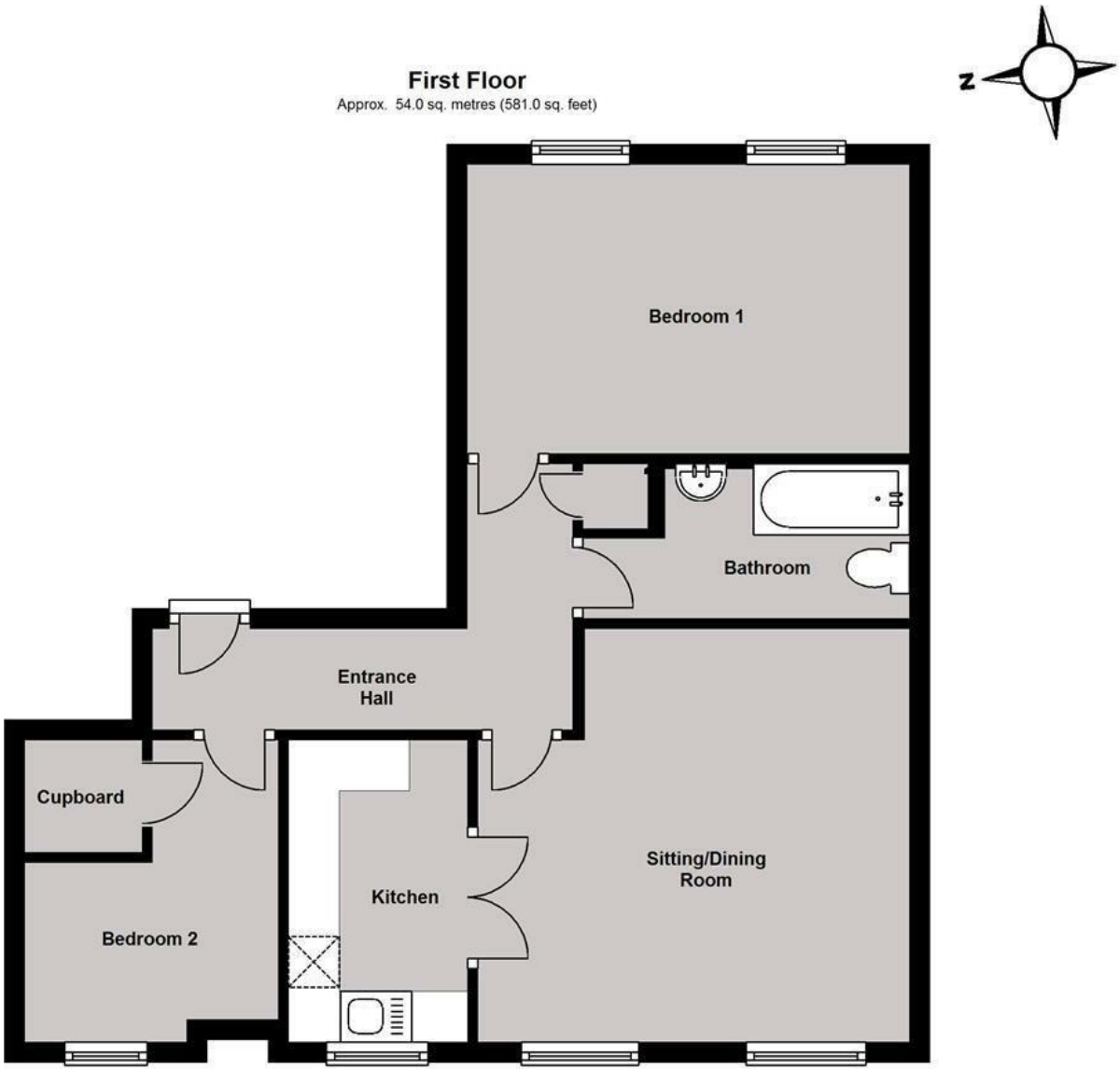






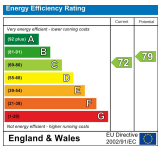



Tankerton Slopes
TANKERTON
Tankerton Rd
Tankerton Rd
Herne Bay Rd
St Annes Rd
Bennells Ave
Queen's Rd
Google
Map data ©2024




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 2024/2025 is £1,952.69.**




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