

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £725 PCM



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# Whitstable

## *Flat 3, 5b Tower Parade, Whitstable, Kent, CT5 2BJ*

A first floor studio flat just moments from the beach, a short stroll to Whitstable's famous working harbour, harbour street with it's mix of independent shops and highly regarded eateries and Whitstable station which is 0.6 miles distant.

The comfortably proportioned and smartly presented accommodation comprises a living room/bedroom with window overlooking the gardens and open-plan to the kitchen, and a shower room.

The property also benefits from South facing communal gardens and one allocated parking space located to the rear of the building and accessed from Northwood Road.

No smokers. Available early from April.



### LOCATION

Tower Parade is a desirable location conveniently situated for access to both Whitstable and Tankerton, local schools, Tankerton Slopes and seafront, local shops, services and bus routes. Whitstable's fashionable and charming town centre 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. Whitstable mainline railway station offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

### ACCOMODATION

The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Hall
- Living Room/Kitchen/Bedroom  
21'2" x 12'9" (6.45m x 3.89m)
- Shower Room

### Parking

One allocated parking space located to the rear of the building and accessed from Northwood Road.

### Communal Gardens

### HOLDING DEPOSIT

£167 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£836 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

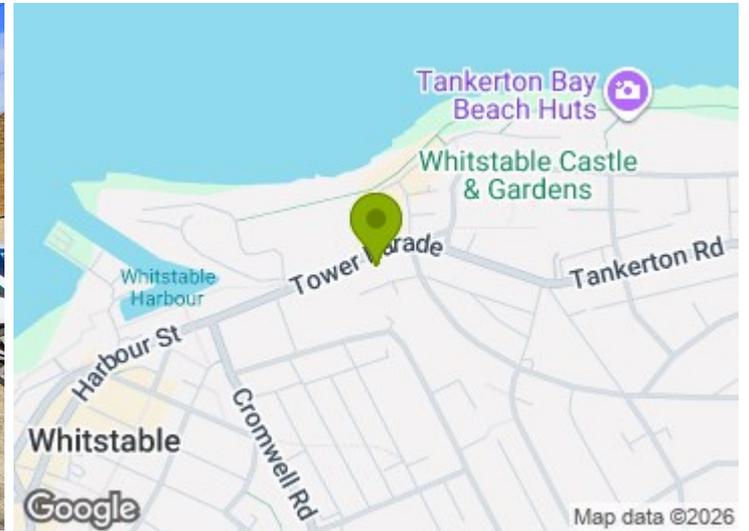
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



# First Floor

Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 25.4 sq. metres (273.6 sq. feet)

**Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.**

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Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> per year (heating only)	A		
71-100 kWh/m <sup>2</sup> per year (heating only)	B		
55-70 kWh/m <sup>2</sup> per year (heating only)	C		
41-54 kWh/m <sup>2</sup> per year (heating only)	D		
27-40 kWh/m <sup>2</sup> per year (heating only)	E		
13-26 kWh/m <sup>2</sup> per year (heating only)	F		
1-12 kWh/m <sup>2</sup> per year (heating only)	G		
0 kWh/m <sup>2</sup> per year (heating only)	H		
0 kWh/m <sup>2</sup> per year (heating only)	I		
0 kWh/m <sup>2</sup> per year (heating only)	J		
0 kWh/m <sup>2</sup> per year (heating only)	K		
England & Wales		67	72

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