CHRISTOPHER HODGSON

Wraik Hill, Whitstable

To Let £1,200 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Wraik Hill, Whitstable

Apartment 6 Oystergate Apartments, Wraik Hill, Whitstable, Kent, CT5 3FT

A spacious, modern first floor apartment created from the conversion of a substantial building, with the benefit of parking, conveniently positioned on the outskirts of the popular harbour town of Whitstable. The development benefits from close proximity to nearby amenities, including supermarkets and Estuary View medical centre, and is within easy access of Whitstable's bustling town centre and mainline station (1.6 miles distant).

Apartment 6 provides accommodation totalling 855.8 sq ft and is arranged to provide a generous, light filled open-plan living area which incorporates a contemporary fitted kitchen with integrated appliances, a stylish bathroom and two double bedrooms (with en-suite shower room to the principal bedroom).

The building includes a cinema room and second floor gym, available to all residents and a lift services all floors. The property benefits from one allocated parking space.

No smokers. Available from late August.

LOCATION
Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are still celebrated to this day, 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.
Mainline railway services are available at Whitstable station, 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 High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

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

• Entrance Hall
13'11" x 6'8" (4.25m x 2.05m)

• Kitchen/Living Room
20'6" x 18'4" (6.25m x 5.60m)

• Bedroom 1
16'0" x 12'2" (4.88m x 3.73m)

• Shower Room
7'2" x 5'6" (2.20m x 1.70m)

• Bedroom 2
12'2" x 9'4" (3.73m x 2.87m)

• Bathroom
7'2" x 5'6" (2.20m x 1.70m)

• Parking
One allocated parking space, numbered 6.

HOLDING DEPOSIT
£276 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,384 (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
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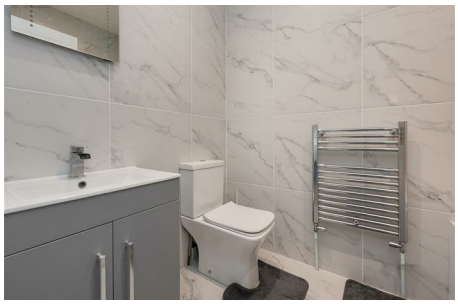

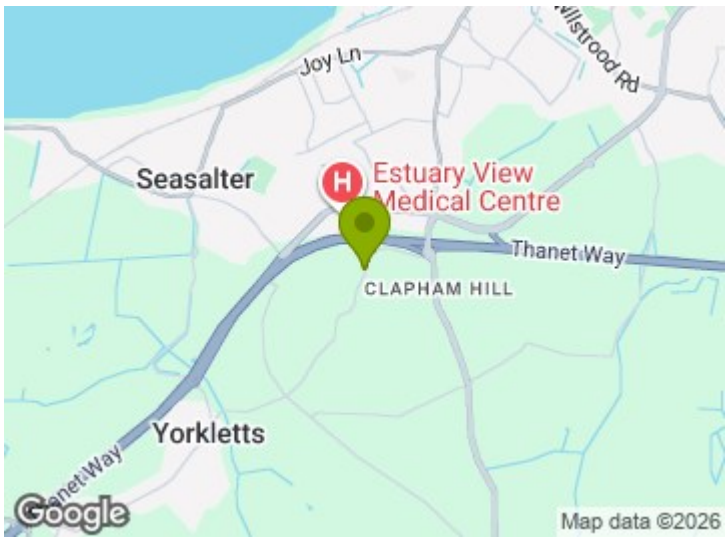
Joy Ln
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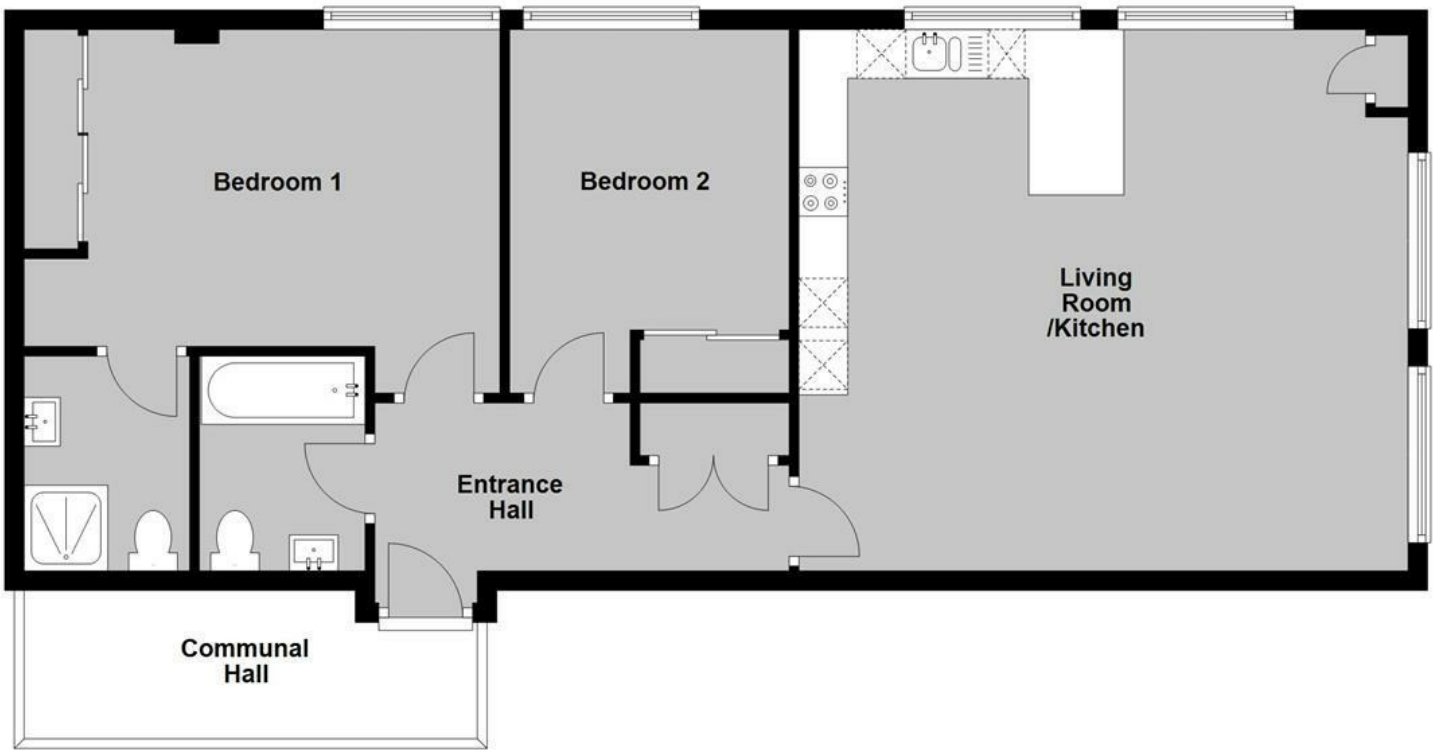
First Floor

Approx. 79.5 sq. metres (855.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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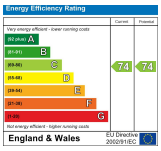

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