

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,450 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 1, Trinity House, 38 Marine Parade, Tankerton, Whitstable, Kent, CT5 2BE

An exceptional sea facing apartment in a prime position on Tankerton's coveted Marine Parade, from where it commands unrivalled sea views across Whitstable Bay and towards the Isle of Sheppey. The property is conveniently positioned within close proximity to shops and bus routes on Tankerton Road, highly regarded schools, Whitstable town centre and Whitstable station which is 0.9 of a mile distant.

The accommodation is arranged to provide an entrance hall, a large open-plan living space with a fitted kitchen

area including integrated appliances, two double bedrooms, a bathroom and a private courtyard garden.

The property also benefits from two allocated parking spaces to the rear and visitor parking to the front of the property. In addition, residents benefit from the use of a cycle store and communal garden to the rear of the property.

No smokers. Available Immediately.



LOCATION

Marine Parade is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. Tankerton Road is moments away and offers an excellent range of local shops and restaurants, and Whitstable town is less than 1 mile distant with the bustling High Street providing a wide range of shopping facilities as well as fashionable restaurants and recreational 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 A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

- Entrance Hall
18'9" x 5'3" (5.74m x 1.62m)
- Living Room/Kitchen
19'0" x 15'3" (5.80m x 4.66m)
- Bedroom 1
13'10" x 10'0" (4.24m x 3.05m)
- Bedroom 2
10'4" x 8'9" (3.15m x 2.68m)

- Bathroom
8'3" x 5'6" (2.52m x 1.68m)
- Shower Room
7'3" x 3'10" (2.23m x 1.18m)

OUTSIDE

- Courtyard Garden
- Parking
The property also benefits from two allocated parking spaces to the rear and visitor parking to the front of the property. In addition, residents benefit from the use of a cycle store and communal garden to the rear of the property.

HOLDING DEPOSIT
£334 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,673 (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/

INDEPENDENT REDRESS SCHEME
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