

CHRISTOPHER HODGSON



Whitstable

To Let £1,025 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Apartment 1 Knots Yard, Whitstable, Kent, CT5 1AL

A stylish first and second floor apartment forming part of a highly desirable Grade II listed building, dating in part to circa 1768. The property is enviably positioned in the heart of Whitstable, where a wide array of boutique shops, cafe bars and highly regarded restaurants can be found. Whitstable's pebble beach and working harbour are a short stroll away, and Whitstable station is 0.7 of a mile distant.

The bright and spacious accommodation is arranged to provide an entrance hall, living room, kitchen, one double bedroom and a bathroom. A mezzanine level provides space for an occasional bedroom/study.

Outside, there is one allocated parking space and a communal bike store to the rear of the building.

No smokers. Available from early April.



Location

Whitstable High Street is a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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:

FIRST FLOOR

- Entrance Hall
8'11" x 5'7" (2.72m x 1.70m)
- Living Room
12'0" x 10'4" (3.66m x 3.15m)
- Kitchen
8'10" x 8'1" (2.68m x 2.46m)
- Bedroom
11'3" x 7'9" (3.43m x 2.36m)

- Bathroom
6'6 x 4'2 (1.98m x 1.27m)

SECOND FLOOR

- Mezzanine / Study
16'2" x 8'10" (4.93m x 2.69m)

HOLDING DEPOSIT
£236 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,182 (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

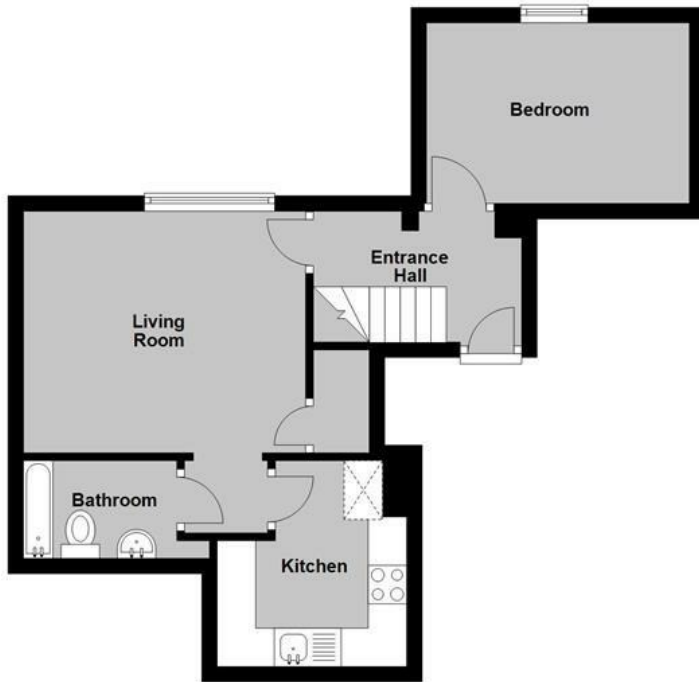
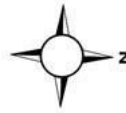
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



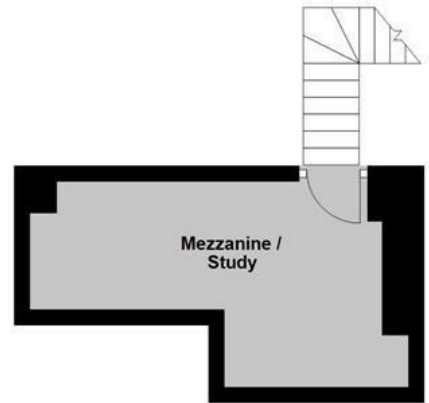
First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Second Floor

Approx. 10.6 sq. metres (114.5 sq. feet)



Total area: approx. 46.5 sq. metres (500.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1464.52.

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Energy Efficiency Rating		Current	Potential
100-120 kWh/m ² per year	A		
75-100 kWh/m ² per year	B		
50-75 kWh/m ² per year	C		
25-50 kWh/m ² per year	D		
10-25 kWh/m ² per year	E		
5-10 kWh/m ² per year	F		
1-5 kWh/m ² per year	G		
Below 1 kWh/m ² per year	H		
England & Wales		EU Directive 2002/91/EC	

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