Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

# Whitstable, Whitstable

To Let **£850 PCM**

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

# Whitstable, Whitstable

## 11 Summer Court Herne Bay Road, Whitstable, Kent, CT5 2LS

A modern first floor apartment within a purpose built development in a central location accessible to shops, bus routes, the seafront and just moments from Chestfield & Swalecliffe Station.

The bright and spacious accommodation is arranged to provide a living room, kitchen, two bedrooms and a shower room.

Outside, there is an allocated parking space for one vehicle.

No pets or smokers. Available immediately.

**Location**
Herne Bay Road is a desirable location conveniently situated for access to Swalecliffe and Tankerton, local schools, Tankerton slopes and seafront (0.5 of a mile distant), bus routes, local shops and other amenities. Whitstable's fashionable and charming town centre (1.9 miles distant) 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 with fish markets. Chestfield station (0.2 miles distant) and Whitstable station (1.6 miles distant) offer fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

**Accommodation**
The accommodation and approximate measurements are:

- **Entrance Hall**

- **Living Room**
11'9" x 10'9" (3.58m x 3.28m)
at maximum points

- **Kitchen**
9'9" x 5'10" (2.97m x 1.78m)
at maximum points

- **Bedroom 1**
9'10" x 9'6" (3.00m x 2.92m)
at maximum points

- **Bedroom 2**
8'9" x 7'1" (2.69m x 2.18m)
at maximum points

• **Shower Room**
6'2" x 6'0" (1.88m x 1.83m)
at maximum points

**Holding Deposit**
£196 (or equivalent to 1 weeks rent)

**Tenancy Deposit**
£980 (or equivalent to 5 weeks rent)

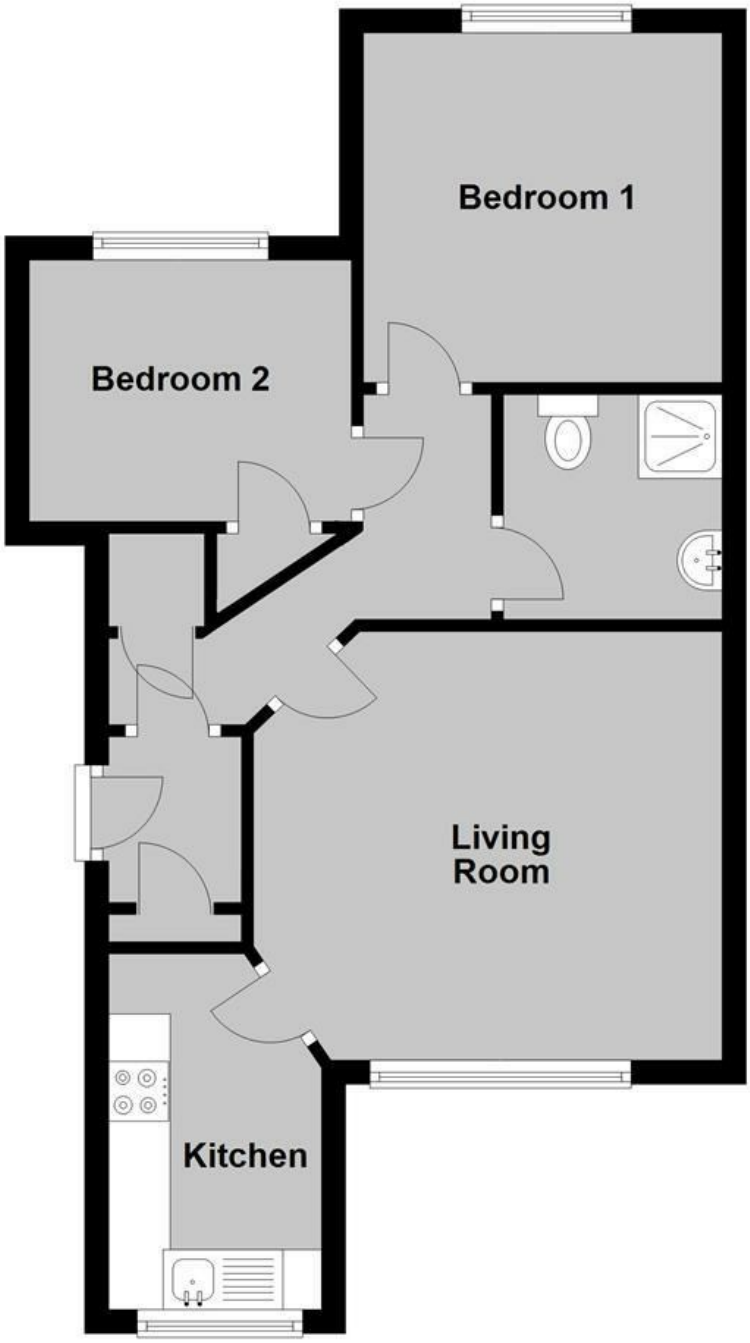
**Tenancy Information**
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

**Client Money Protection**
Provided by ARLA

**Independent Redress Scheme**
Christopher Hodgson Estate Agents are members of The Property Ombudsman

# First Floor

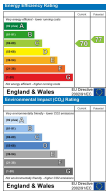
Approx. 45.1 sq. metres (485.3 sq. feet)




Total area: approx. 45.1 sq. metres (485.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93

*Viewing:* STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441



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**Folio No.** 6844/IM