

CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £2,500 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

## Penthouse Apartment, The Savoy, 5 Beach Walk, Whitstable, Kent, CT5 2BP

An exceptional sea facing apartment forming part of this prestigious development enviably positioned in a prime location overlooking Whitstable beach.

The Penthouse is situated at the top of this striking development, with accommodation totalling 1187 sq ft (111 sq m) including a large sea facing terrace, perfect for entertaining and providing an ideal vantage point to enjoy Whitstable's famous sunsets. This apartment benefits from private lift access, luxurious open-plan living/kitchen space with full height glass doors leading to the terrace, two double bedrooms, two stylish bathrooms and parking for two vehicles.

The distinctive exterior is reflective of the Art Deco style and combines gentle curves with bold lines to create a truly unique building. The apartments are serviced by a lift and parking is provided by an innovative WOHR car stacker parklift system.

No pets or smokers. Available from early September.



### LOCATION

Beach Walk is a coveted beach front location a short stroll from the fashionable and charming town centre which 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 market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), 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.

### ACCOMMODATION

- Hallway
- Open-plan Kitchen/Living Room
- Master Bedroom

- En-Suite Shower Room

- Walk-in-Wardrobe with fitted wardrobe

- Bedroom 2

- Bathroom

### Specification

#### Kitchen

Integrated Siemens appliances consisting of:-

- Integrated oven and combination oven with microwave
- Integrated induction hob with slim line extractor hood
- Integrated fridge/freezer with hydrofresh drawer
- Integrated washing machine/dryer
- Integrated dishwasher
- Stone work surfaces

#### Bathrooms

- White porcelain wall hung sanitary ware by Villeroy & Boch
- Wall-hung was basin with storage beneath
- Walk in shower enclosure with monsoon shower head (En-Suite)
- Fitted bath (Bathroom)
- Fitted mirror with LED lighting



- Heated towel rails
- Ceramic tiled walls to full height
- Ceramic tiled flooring

#### General

- Double glazed powder coated aluminium windows and external doors with security locks
- Ceramic promenade tiled flooring and contemporary stainless steel balustrades and handrails to terrace.
- Gas fired combination boiler
- Recessed LED lighting to kitchens and bathrooms
- Engineered oak flooring to living area and hallways
- 4 person hydraulic lift with disabled access
- Underfloor heating (zonally controlled)
- High security video entry system
- Communal entrance hall and staircase with ceramic non-slip tiles
- Lockers in secure bin store/cycle area
- External - Thro' colour rendered finish with brick/timber contrast panels

#### Parking

For two vehicles within the car stacker parklift system

#### HOLDING DEPOSIT

£576 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£2,884 (or equivalent to 5 weeks rent)

#### TENANCY INFORMATION

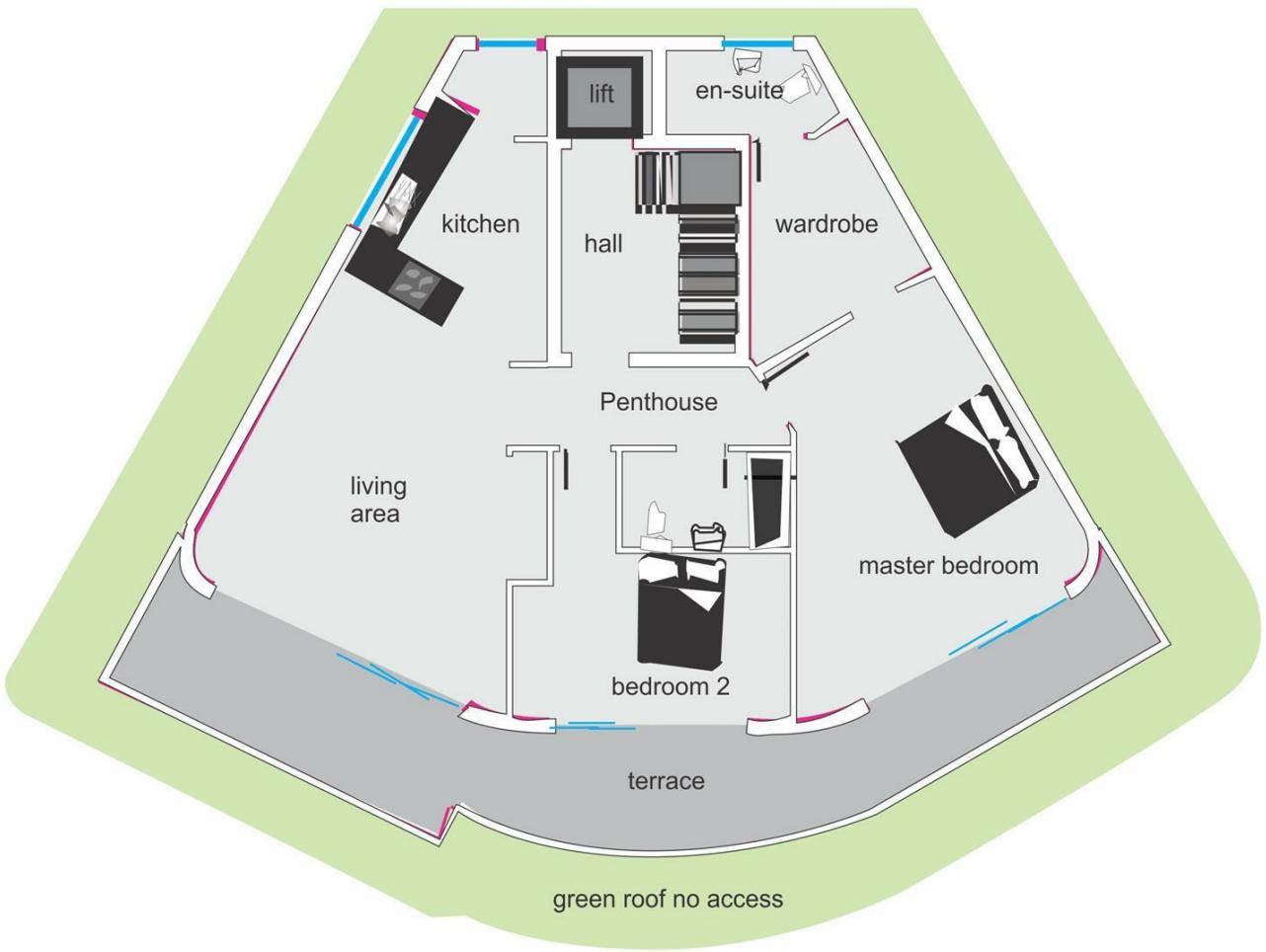
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

#### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

#### CLIENT MONEY PROTECTION

Provided by ARLA



### Council Tax Band E. The amount payable under tax band E for the year 2024/2025 is £2,684.94.

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Energy Efficiency Rating		
Very energy efficient - near zero energy		
Band A		
Band A	B	C
Band B	C	D
Band C	D	E
Band D	E	F
Band E	F	G
Band F	G	H
Band G	H	I
Band H	I	J
Not energy efficient - higher running costs		
England & Wales		
EC Directive 2002/91/EC		