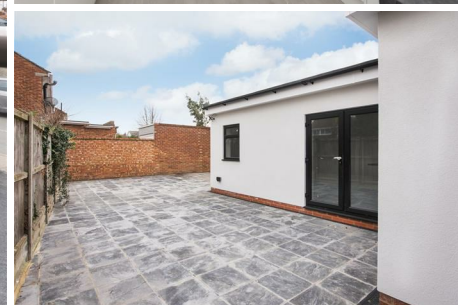


CHRISTOPHER HODGSON



Whitstable

To Let £1,350 PCM



Whitstable

49A Old Bridge Road, Whitstable, Kent, CT5 1RD

A stylish two bedroom first floor apartment in a highly convenient and central location, immediately opposite Whitstable station and with access to a variety of local shops, bus routes, local amenities and the seafront (0.7 miles).

This contemporary apartment has been created from the conversion of a substantial building and provides well-proportioned accommodation finished to a high

specification throughout. The spacious accommodation is accessed via a private ground floor entrance with a staircase rising to a first floor entrance hall, a large open-plan living space with kitchen, two double bedrooms, a shower room and a private balcony. Outside, there is a communal garden and off street parking for one vehicle.

No pets or smokers. Immediately available.



LOCATION

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in 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

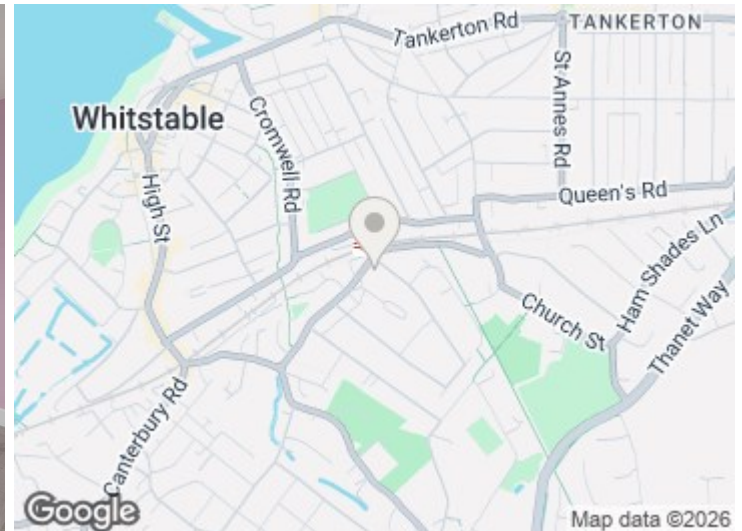
The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

- Bedroom 1
14'2" x 9'8" (4.31m x 2.95m)
- Living Room
23'11" x 14'3" (7.30m x 4.35m)
incorporating:
- Kitchen
- Bedroom 2
12'8" x 9'9" (3.86m x 2.96m)
- Shower Room
8' x 7'9" (2.44m x 2.36m)

OUTSIDE

- Balcony
12'11" x 5'2" (3.95m x 1.60m)
- Communal Garden



HOLDING DEPOSIT
£311 (or equivalent to 1 weeks rent)

TENANT DEPOSIT
£1,557 (or equivalent to 5 weeks rent)

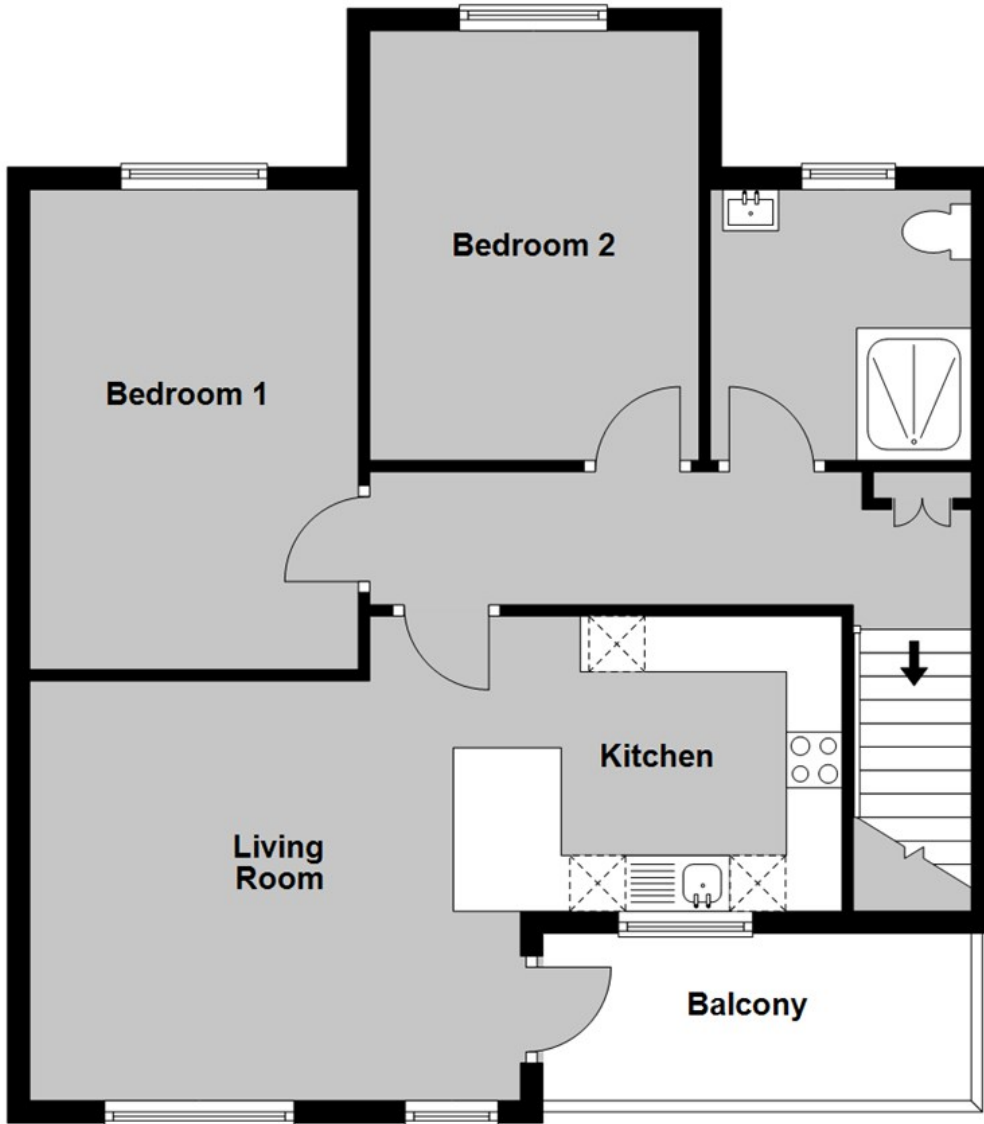
TENANCY INFORMATION
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

First Floor

Approx. 66.6 sq. metres (717.0 sq. feet)



Total area: approx. 66.6 sq. metres (717.0 sq. feet)

Council Tax Band - To be confirmed

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Target
100 Energy efficient (super-insulating)	A		
75-99 Energy efficient	B		
50-74 Decent	C		
29-49 Average	D		
13-28 Poor	E		
1-12 Very poor	F		
0-10 Very poor	G		

England & Wales
EPC Directive
2002/91/EC

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