

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,100 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

---

# Whitstable

## *Apartment 2, Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD*

A bright and spacious one bedroom ground floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the ground floor, the apartment is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, one double bedroom a bathroom and a private courtyard garden.

The property has been finished to a high standard throughout and features poured concrete floors with

underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

This apartment benefits from an allocated parking space as well as cycle store.

No smokers. Available from mid-April.



### 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.

### ACCOMODATION

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

- Entrance Hall
- Living Room  
18'9" x 15'6" (5.72m x 4.72m)
- Kitchen Area
- Bedroom 1  
13'7" x 9'5" (4.14m x 2.88m)
- Bathroom
- Courtyard Garden  
16'1" x 14'6" (4.90m x 4.42m)

### Parking

This apartment benefits from one allocated parking space located in the parking area to the front of the building.

### HOLDING DEPOSIT

£253 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,269 (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/)

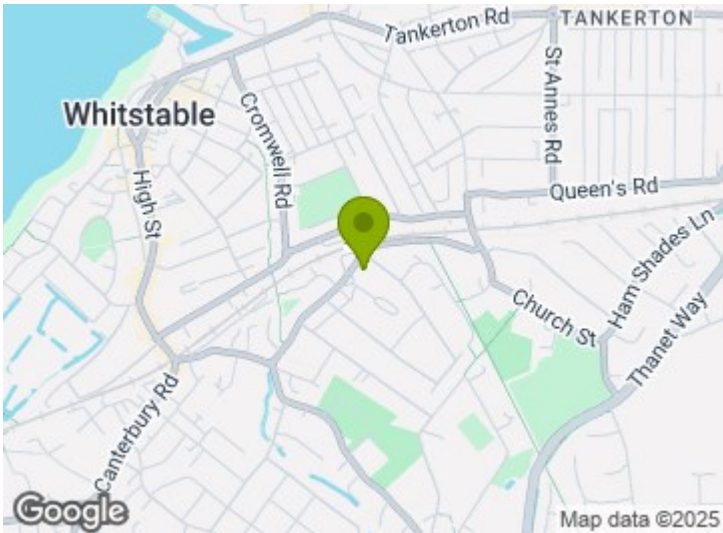
### CLIENT MONEY PROTECTION

Provided by ARLA

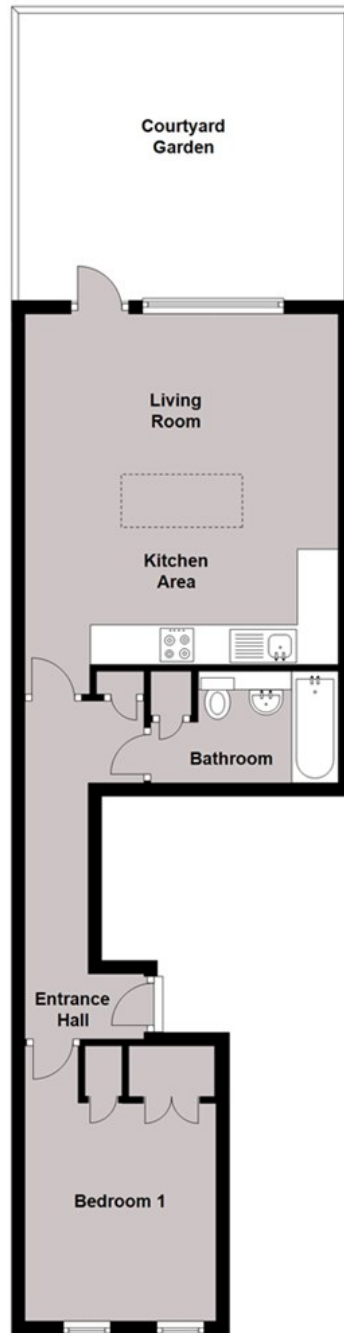
### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman





**Ground Floor**  
Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 49.8 sq. metres (536.4 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42**

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	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Least energy efficient - highest running costs	G		
Energy Efficiency Rating		83	83
England & Wales		EPC Rating	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

