

CHRISTOPHER HODGSON



Whitstable
To Let £895 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

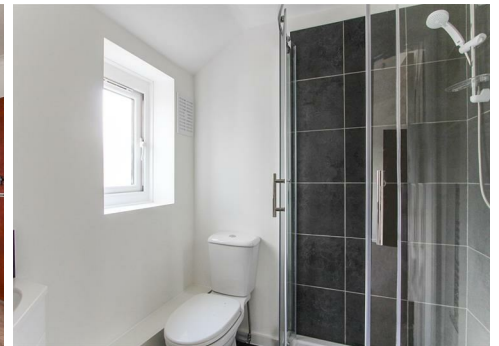
Flat 2, 5b Tower Parade, Whitstable, Kent, CT5 2BJ

A first floor flat enviably position just moments from the beach, a short stroll to Whitstable's famous working harbour, harbour street with it's mix of independent shops and highly regarded eateries and Whitstable station which is 0.5 miles distant.

The comfortably proportioned accommodation is smartly presented throughout and is arranged to provide a living room opening to a kitchen, one double bedroom, and an en-suite shower room.

The property also benefits from a balcony with views along Beach Walk and towards the sea, as well as South facing communal gardens and one allocated parking space to the rear.

No smokers. Available from early January.



LOCATION

Tower Parade is a convenient and desirable location just 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 (0.6 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins).

ACCOMMODATION

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

FIRST FLOOR

- Living Room
15'0" x 10'11" (4.57m x 3.33m)
- Balcony
18'1" x 3'7" (5.50m x 1.10m)

- Kitchen
11'10" x 6'10" (3.61m x 2.08m)
- Bedroom
12'2" x 11'7" (3.70m x 3.53m)
- En-Suite Shower Room

OUTSIDE

Parking

There is one allocated parking space to the rear of the building

HOLDING DEPOSIT

£206 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,032 (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

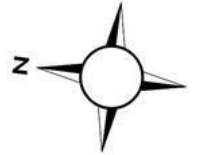
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 39.7 sq. metres (427.6 sq. feet)



Total area: approx. 39.7 sq. metres (427.6 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52.

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Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+		
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Poor (D)	D		
Very poor (E)	E		
Least energy efficient (F)	F		
Least energy efficient (G)	G		
Energy Efficiency Rating		72	72
England & Wales		2015	2015

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