

CHRISTOPHER HODGSON



Whitstable

To Let £950 PCM



Whitstable

Ground Floor Flat, 100 Nelson Road, Whitstable, Kent, CT5 1DZ

A superb ground floor garden flat situated only 120 metres from Whitstable's charming pebble beach and moments from the High Street with it's array of independent shops, highly regarded restaurants and cafe bars. The flat enjoys a much sought after position on Nelson Road, within the highly desirable conservation area and just a short stroll from Whitstable station which is 0.6 of a mile distant.

The comfortably proportioned accommodation comprises

an entrance hall, sitting room, kitchen, utility area, a double bedroom and a bathroom.

The private rear garden enjoys a Westerly aspect and extends to 91ft (27m), incorporating a large storage shed, and with pedestrian access to the rear via Island Wall and Collingwood Road.

No pets or smokers. Available immediately.



LOCATION

Nelson Road is one of Whitstable's most desirable locations in the heart of the sought after conservation area, where the property enjoys a convenient position moments from the town centre and within a short stroll of the beach, less than 500 metres away. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
11'7" x 5'11" (3.53m x 1.80m)
- Sitting Room
13'5" x 11'7" (4.09m x 3.53m)
- Kitchen
9'11" x 9'2" (3.02m x 2.79m)

- Utility Area
6'4" x 4'3" (1.93m x 1.29m)
- Bedroom
11'7" x 9'9" (3.53m x 2.97m)
- Bathroom
9'2" x 5'4" (2.79m x 1.63m)

OUTSIDE

- Garden
91' x 16' (27.74m x 4.88m)

HOLDING DEPOSIT

£219 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,096 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

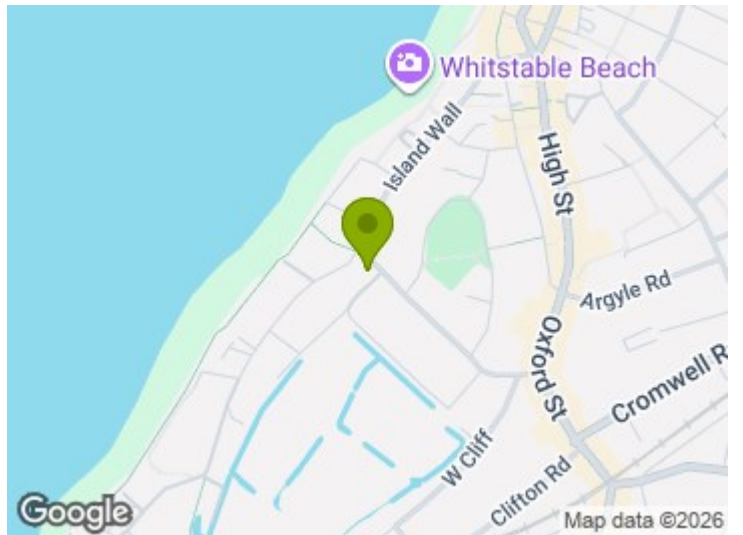
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

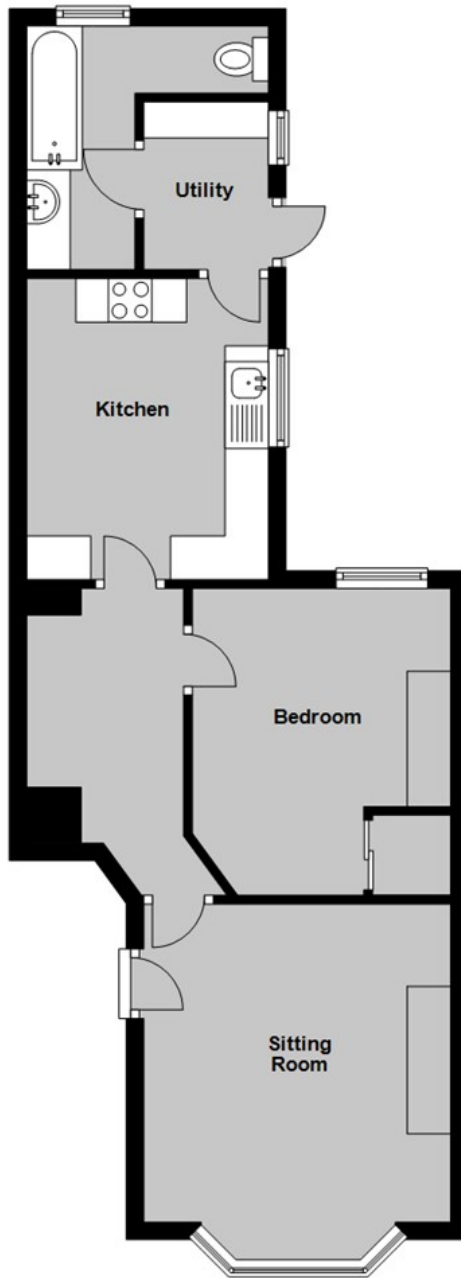
INDEPENDENT REDRESS SCHEME

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Ground Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 46.7 sq. metres (502.7 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	Target
100 kWh/m ² or more	F		
91-100 kWh/m ²	G		
81-90 kWh/m ²	H		
71-80 kWh/m ²	E		
61-70 kWh/m ²	D		
51-60 kWh/m ²	C		
41-50 kWh/m ²	B		
31-40 kWh/m ²	A		
21-30 kWh/m ²	A	72	
1-20 kWh/m ²	A		72

England & Wales

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

