# CHRISTOPHER HODGSON









Whitstable
To Let £1,000 PCM



# Whitstable

# 6 Oyster Bay Court, Harwich Street, Whitstable, Kent, CT5 4HU

Oyster Bay Court is conveniently positioned in a favoured residential area less than half a mile from the busy High Street and a little over half a mile from Whitstable Station.

This modern ground floor apartment comprises of an entrance hall, a light and spacious open plan living/dining area which incorporates a smartly fitted kitchen, two bedrooms and a bathroom.

The apartment benefits from one allocated parking space.

No smokers. Available from mid November.





#### Location

Harwich Street is a sought after location conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is also easily accessible linking with the A2/M2 providing access to the channel ports and subsequent motorway network. Whitstable itself is a popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by schooling options for a range of age groups.

### ACCOMMODATION

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

## **GROUND FLOOR**

- Entrance Hall
- Sitting Room 12'3" x 11'10" (3.74m x 3.61m)
- Kitchen Area 9'4" x 6'5" (2.87m x 1.96m)
- Bedroom 1 10'1" x 10'0" (3.09m x 3.07m)

- Bedroom 2 10'1" x 8'7" (3.09m x 2.62m)
- Bathroom

#### Parking

The property benefits from one allocated car parking space.

HOLDING DEPOSIT £230 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT £1,153 (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

#### **AGENTS NOTE**

The interior images shown in these particulars are from another apartment within the same development, and indicate 'type of finish' only.



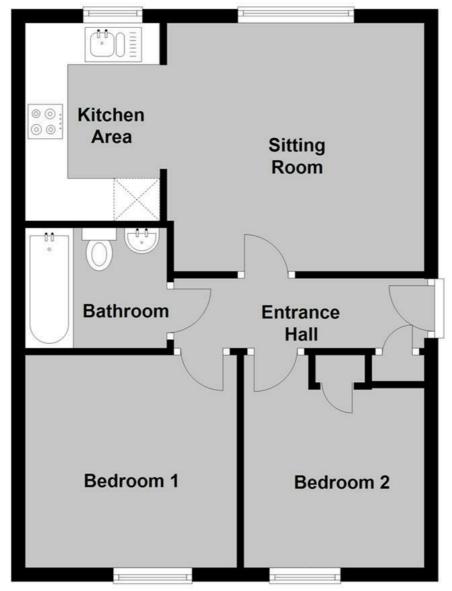




# **Ground Floor**







Total area: approx. 45.8 sq. metres (492.7 sq. feet)

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

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