Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Whitstable

To Let **£925 PCM** *(Fees apply)*

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

5 Gorwell Place Millstrood Road, Whitstable, Kent, CT5 1QF

Gorwell Place is a collection of newly completed homes in a peaceful cul-de-sac, conveniently positioned for access to Whitstable town centre, the sea front, highly regarded schools, Tesco supermarket and Whitstable station which is 0.7 of a mile distant.

Plot 5 benefits from accommodation totaling approximately 874.5 sq ft (81 m) and is arranged to provide an entrance hall, large open-plan living area incorporating a sleek fitted kitchen and bi-folding doors opening to a private rear garden. To the first floor there are two double bedrooms and a contemporary modern bathroom.

The rear garden will be laid to lawn and benefits from a natural stone terrace. One allocated parking space.

No pets or smokers. Available early July.



Location
Millstrood Road is a sought after residential location and is 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 provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

Accommodation
The accommodation and approximate measurements are:

- **Sitting Room**
  27'8" x 9'0" (8.43m x 2.74m)
  at maximum points and incorporating:
- **Kitchen Area**
- **Cloakroom**
- **Bedroom 1**
  15'8 x 11'9 (4.78m x 3.58m)
  at maximum points
- **Bedroom 2**
  15'8 x 8'5 (4.78m x 2.57m)
  at maximum points
- **Bathroom**
  9'3 x 8'1 (2.82m x 2.46m)
  at maximum points
- **Rear Garden**
- **Parking**
  One allocated parking space.

Holding Deposit
£213 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,067 (or equivalent to 5 weeks rent)





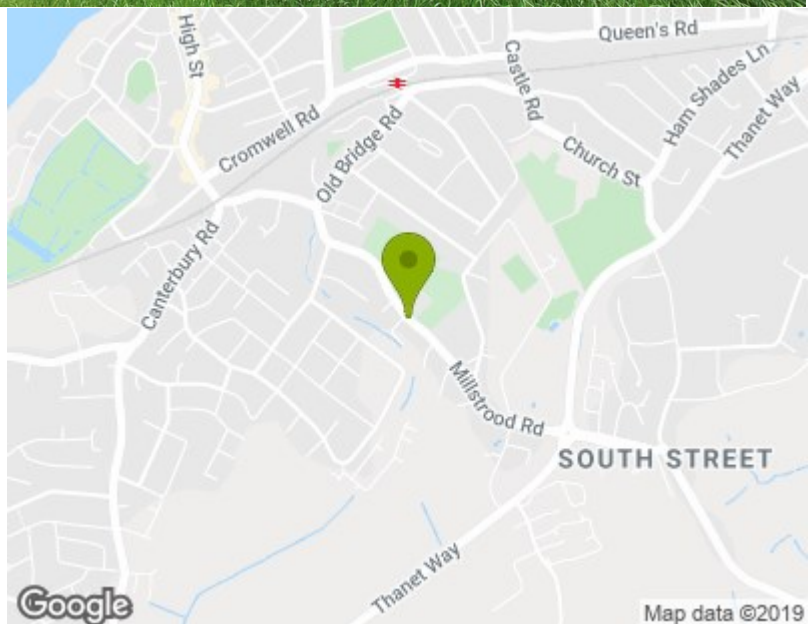




Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

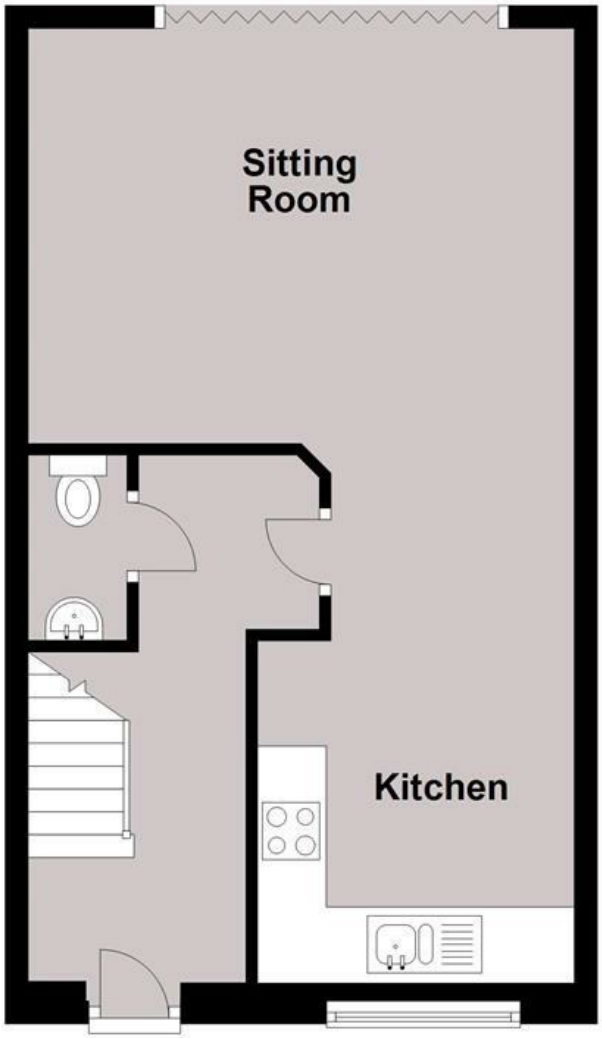
Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman



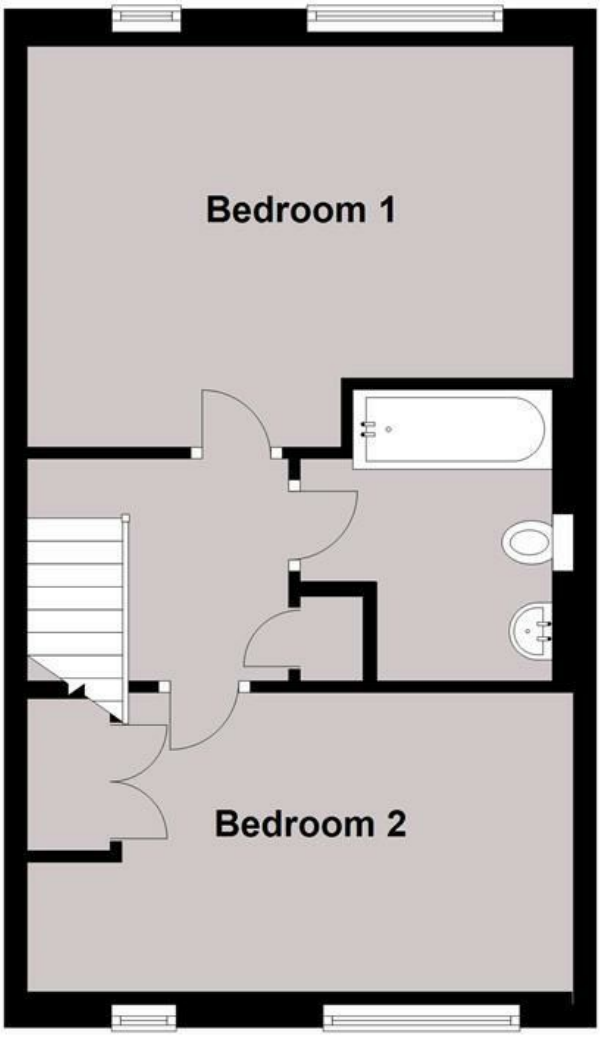
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)

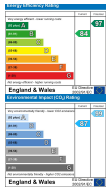


Total area: approx. 81.2 sq. metres (874.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2019/2020 is £1583.69.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

Christopher Hodgson Estate Agents for itself and as for the vendor ot 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.



Folio No. 5993/WR