

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**To Let** £995 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

*Flat 5, Tankerton House, St. Annes Road, Tankerton, Whitstable, Kent, CT5 2DW*

A contemporary third floor apartment with views towards the sea, ideally positioned in a highly convenient location within central Tankerton. The property is moments from shops and amenities, just over 100 metres from Tankerton Slopes and seafront and a short stroll to Whitstable station (0.8 miles).

living room with contemporary kitchen, two double bedrooms and a bathroom.

No smokers. Available from mid May.

The bright, spacious, and smartly presented accommodation is arranged to provide an entrance hall,



## LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable mainline railway stations offer 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

## ACCOMMODATION

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

- Entrance Hall  
13'10" x 3'6" (4.23m x 1.07m)
- Living Room/ Kitchen  
21'5" x 12'6" (6.53m x 3.83m)

- Bedroom 1  
10'10" x 9'10" (3.31m x 3.02m)
- Bedroom 2  
9'10" x 7'4" (3.01m x 2.25m)
- Bathroom  
6'7" x 5'3" (2.02m x 1.62m)

## HOLDING DEPOSIT

£229 (or equivalent to 1 weeks rent)

## TENANCY DEPOSIT

£1,148 (or equivalent to 5 weeks rent)

## TENANCY INFORMATION

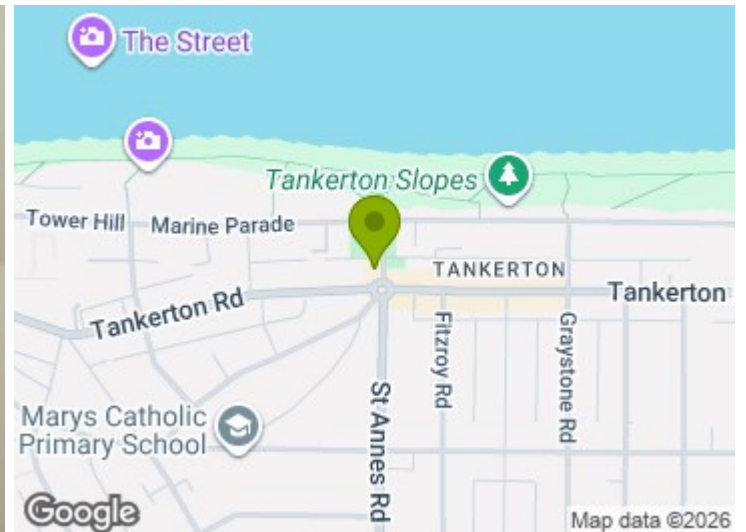
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

## CLIENT MONEY PROTECTION

Provided by ARLA

## INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



**Third Floor**  
Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 53.1 sq. metres (571.8 sq. feet)

**Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.**

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Energy Efficiency Rating		Current	Potential
100 kWh/m <sup>2</sup> per year (heating only)	A		
71 kWh/m <sup>2</sup> per year (heating only)	B		
55 kWh/m <sup>2</sup> per year (heating only)	C		
41 kWh/m <sup>2</sup> per year (heating only)	D		
31 kWh/m <sup>2</sup> per year (heating only)	E		
21 kWh/m <sup>2</sup> per year (heating only)	F		
15 kWh/m <sup>2</sup> per year (heating only)	G		
12 kWh/m <sup>2</sup> per year (heating only)	H		
10 kWh/m <sup>2</sup> per year (heating only)	I		
7 kWh/m <sup>2</sup> per year (heating only)	J		
5 kWh/m <sup>2</sup> per year (heating only)	K		
England & Wales	EU Directive 2002/91/EC		

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