

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,650 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 1, Tankerton Heights Tower Hill, Tankerton, Whitstable, Kent, CT5 2BW

An exceptionally spacious sea facing apartment arranged over two floors and forming part of this iconic period building which is situated in a prime position on Tankerton's favoured Tower Hill, at the top of Tankerton Slopes. A desirable central location, moments from shops and amenities, Tankerton seafront, and a short stroll to Whitstable mainline station which is 0.7 miles distant.

The generous accommodation totals approximately 1,400 sq ft (130 sq m) and is arranged on the ground floor to provide an entrance hall, sitting room, two double bedrooms, a bathroom and cloakroom. At basement level there is a hallway, kitchen/breakfast room and a utility room.

The property benefits from two allocated parking spaces accessed via Park Avenue as well as South facing communal garden to the rear of the building.

No smokers. Available from late November.



LOCATION

Tower Hill is amongst Tankerton's most sought after locations and is conveniently situated in an elevated position at the top of Tankerton Slopes, commanding views over the bay and beyond. It is just a short stroll from popular Tankerton Road, with its range of shops, restaurants and other local amenities. Whitstable is an increasingly 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 mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

• Entrance Hall
14'5" x 7'4" (4.40m x 2.25m)

• Sitting Room
24'0" x 14'6" (7.33m x 4.43m)

• Bathroom
9'3" x 7'4" (2.83m x 2.25m)

• Bedroom 1
15'5" x 11'6" (4.71m x 3.51m)

• Bedroom 2
12'2" x 11'10" (3.72m x 3.61m)

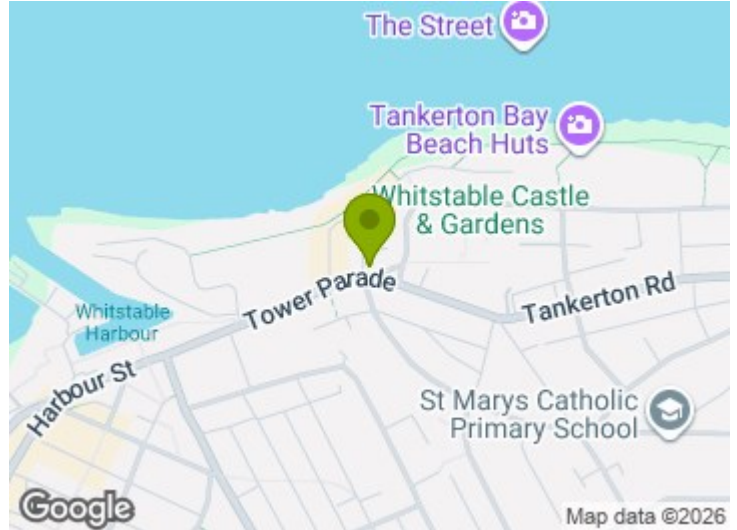
• Cloakroom

BASEMENT

• Hallway

• Kitchen/Breakfast Room
24'0" x 14'6" (7.33m x 4.43m)

• Utility Room
9'3" x 6'6" (2.82m x 2.00m)



HOLDING DEPOSIT
£380 (or equivalent to 1 weeks rent)

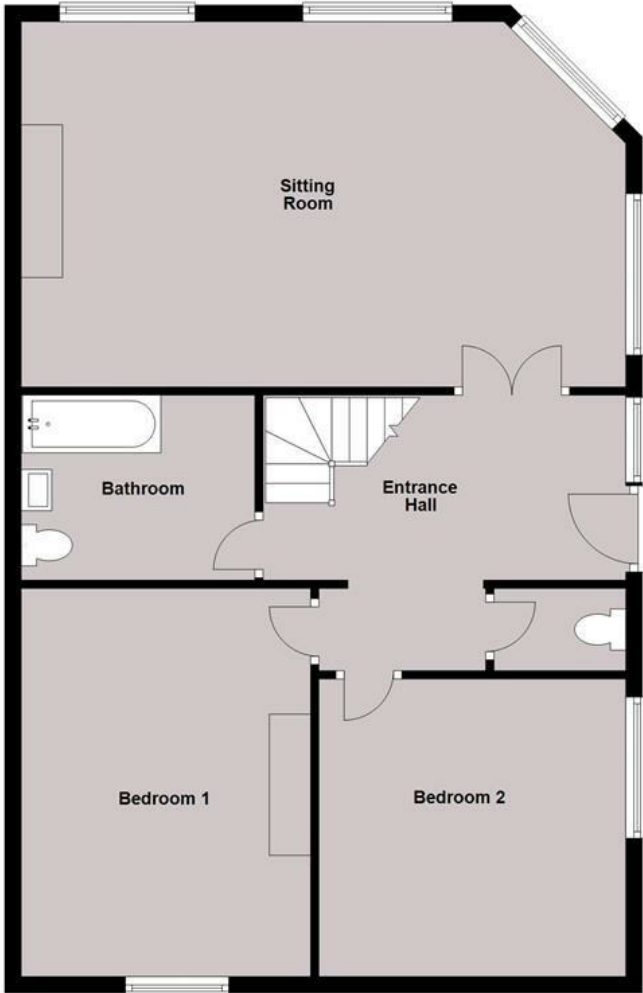
TENANCY DEPOSIT
£1903 (or equivalent to 5 weeks rent)

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/

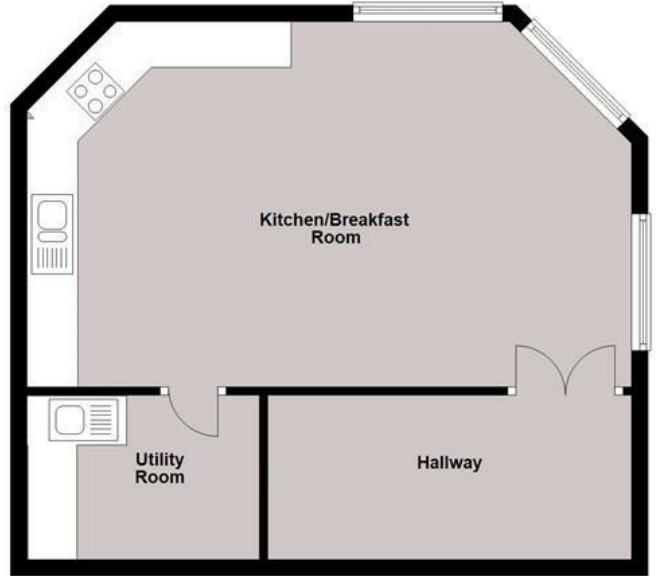
CLIENT MONEY PROTECTION
Provided by ARLA

INDEPENDENT REDRESS SCHEME
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Ground Floor
Approx. 83.9 sq. metres (903.2 sq. feet)



Basement
Approx. 46.2 sq. metres (497.3 sq. feet)



Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year	A		
71 kWh/m ² per year	B		
55 kWh/m ² per year	C		78
46 kWh/m ² per year	D		
39 kWh/m ² per year	E		60
31 kWh/m ² per year	F		
25 kWh/m ² per year	G		

England & Wales
EPC Directive
2002/91/EC

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