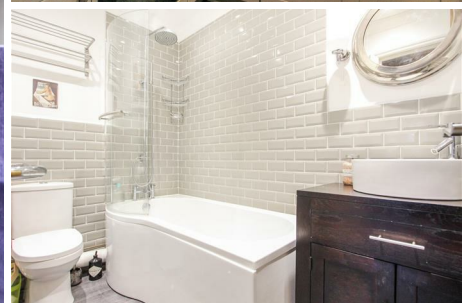
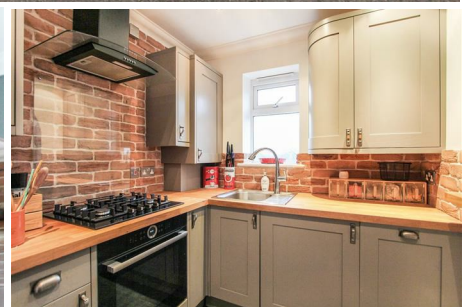


CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,200 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 11, The Cloisters, Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

A comfortably proportioned first and second floor duplex apartment forming part of a desirable development in the heart of Tankerton. Conveniently situated within easy reach of Tankerton Road with its excellent range of shops, cafés and restaurants, the seafront (0.4 miles) and Whitstable mainline railway station (0.4 miles), the property offers bright and spacious accommodation arranged over two floors.

The accommodation comprises an entrance hall,

sitting/dining room, stylish separate kitchen, two bedrooms and a modern family bathroom. The principal bedroom occupies the second floor and enjoys views across Whitstable Bay towards the Isle of Sheppey. To the rear of the building, the apartment benefits from access to communal gardens and one allocated parking space. No smokers. Fully furnished.

Available from early December.



LOCATION

Queens Road is a highly desirable Tankerton location, conveniently situated for access to Tankerton Road, Tankerton Slopes and the seafront, bus routes, local shops and other amenities. Whitstable mainline railway station is approximately 0.4 miles distant and provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. Whitstable town centre is less than one mile distant and offers an excellent range of independent shops, cafés, highly regarded restaurants and recreational amenities. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

- Communal Entrance Hall
- Entrance Hall 13'8" x 5'10" (4.17m x 1.78m)
- Sitting/Dining Room 14'7" x 13'5" (4.45m x 4.09m)
- Kitchen 8'0" x 6'9" (2.44m x 2.08m)
- Bedroom 2 10'2" x 8'5" (3.10m x 2.57m)
- Bathroom 8'2" x 5'1" (2.49m x 1.55m)
- Bedroom 1 14'11" x 13'1" (4.55m x 3.99m)

- Communal Gardens

- Parking
One allocated parking space

HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,384 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

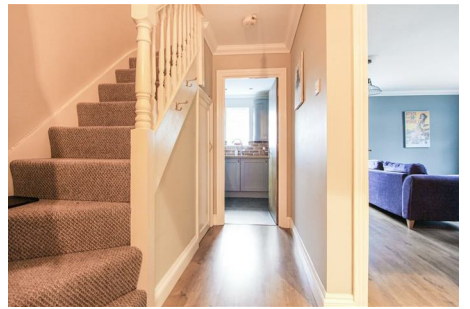
For full details on the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

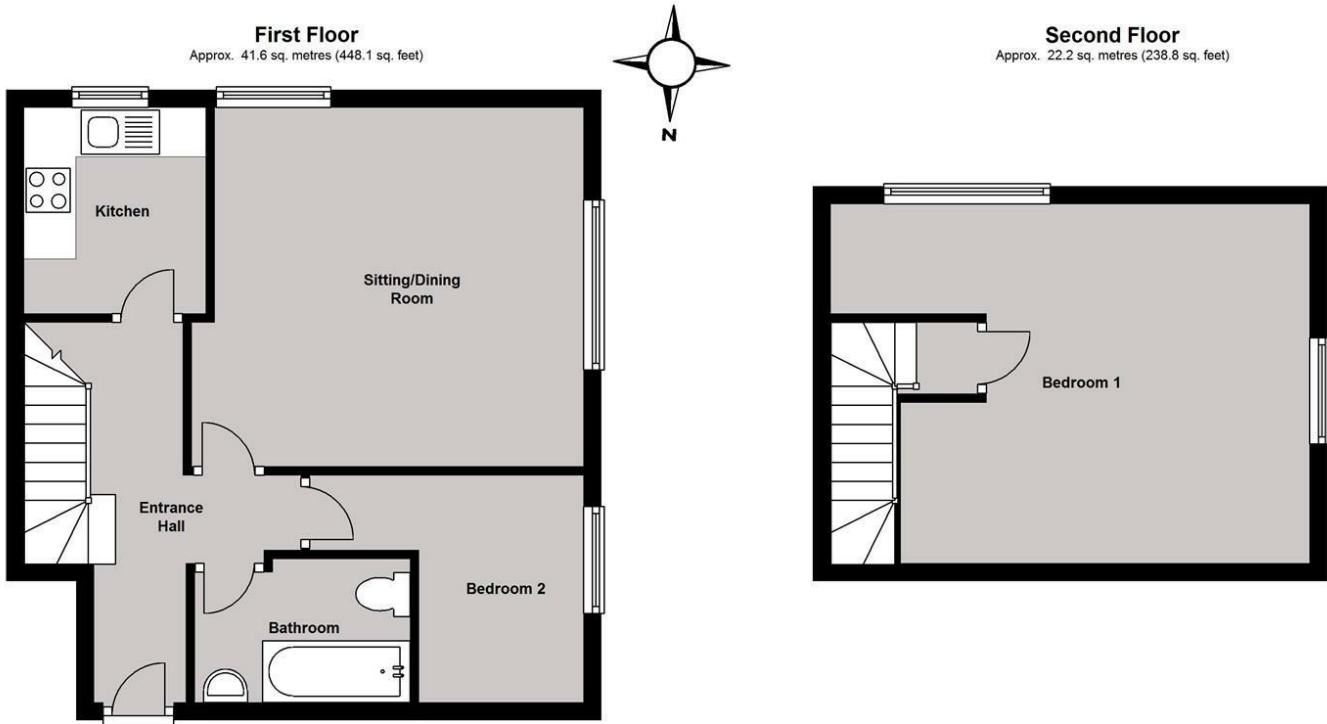
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman





Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	73	76
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
England & Wales			

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