Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

To Let **£2,250 PCM**

...for Coastal, Country & City living.

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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.

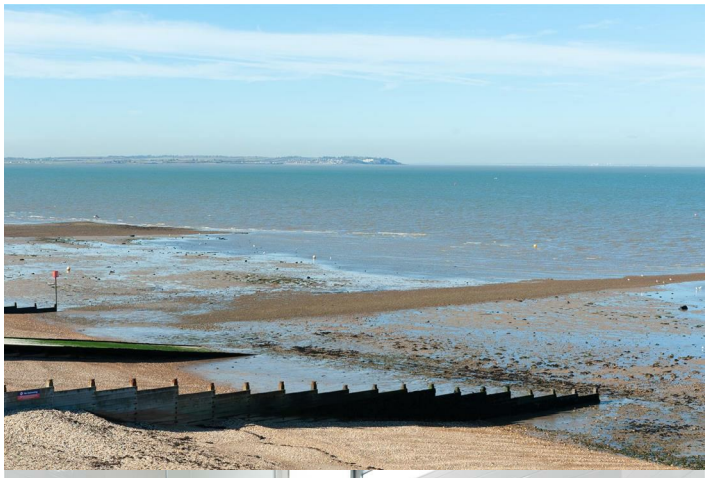
Whitstable

Penthouse Apartment, The Savoy, 5 Beach Walk, Whitstable, Kent, CT5 2BP

An exceptional sea facing apartment forming part of this prestigious new development enviably positioned in a prime location overlooking Whitstable beach.

The Penthouse is situated at the top of this striking development, with accommodation totalling 1187 sq ft (111 sq m) including a large sea facing terrace, perfect for entertaining and providing an ideal vantage point to enjoy Whitstable's famous sunsets. This apartment benefits from private lift access, luxurious open-plan living/kitchen space with full height glass doors leading to the terrace, two double bedrooms, two stylish bathrooms and parking for two vehicles.

The distinctive exterior is reflective of the Art Deco style and combines gentle curves with bold lines to create a truly unique building. The apartments are serviced by a lift and parking is provided by an innovative WOHR car stacker parklift system. No pets or smokers. Available from late April.



Location
Beach Walk is a coveted beach front location a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

- **Hallway**
- **Open-plan Kitchen/Living Room**
- **Master Bedroom**
- **En-Suite Shower Room**
- **Walk-in-Wardrobe**
with fitted wardrobe
- **Bedroom 2**
with fitted wardrobe
- **Bathroom**

Specification

Kitchen
Integrated Siemens appliances consisting of:-
- Integrated oven and combination oven with microwave
- Integrated induction hob with slim line extractor hood
- Integrated fridge/freezer with hydrofresh drawer
- Integrated washing machine/dryer
- Integrated dishwasher
- Stone work surfaces

Bathrooms
- White porcelain wall hung sanitary ware by Villeroy & Boch
- Wall-hung was basin with storage beneath
- Walk in shower enclosure with monsoon shower head (En-Suite)
- Fitted bath (Bathroom)
- Fitted mirror with LED lighting
- Heated towel rails
- Ceramic tiled walls to full height
- Ceramic tiled flooring

General
- Double glazed powder coated aluminium windows and external doors with security locks
- Ceramic promenade tiled flooring and contemporary stainless steel balustrades and handrails to terrace.
- Gas fired combination boiler
- Recessed LED lighting to kitchens and bathrooms
- Engineered oak flooring to living area and hallways
- 4 person hydraulic lift with disabled access
- Underfloor heating (zonally controlled)
- High security video entry system
- Communal entrance hall and staircase with ceramic non-slip tiles
- Lockers in secure bin store/cycle area
- External - Thro' colour rendered finish with brick/timber contrast panels

Parking
For two vehicles within the car stacker parklift system

Holding Deposit
£519.00 (or equivalent to 1 weeks rent)

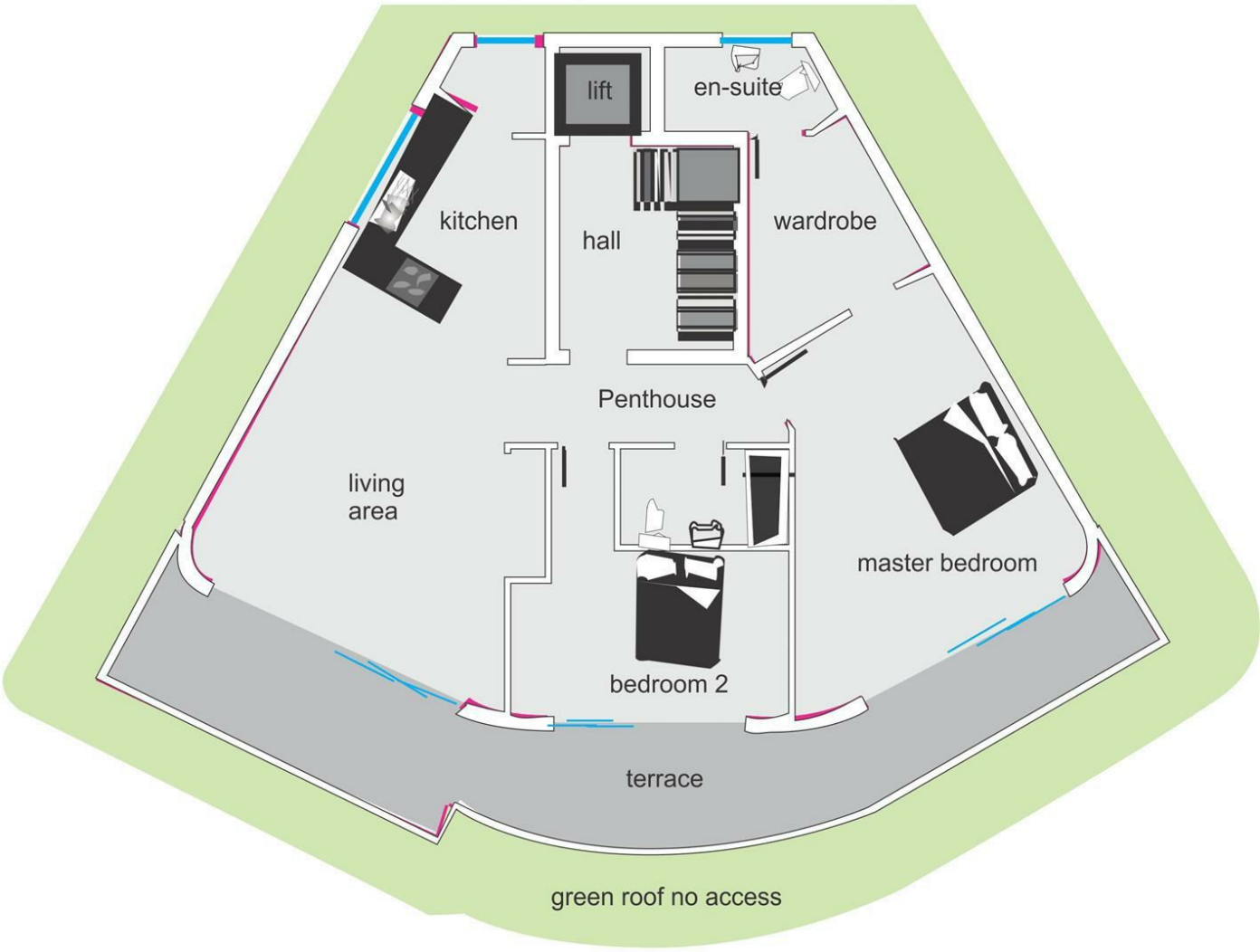
Tenancy Deposit
£2,596.00 (or equilavent to 5 weeks rent)

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

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

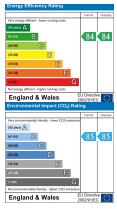
Client Money Protection
Provided by ARLA

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to register your interest.



Council Tax Band E. The amount payable under tax band E for the year 2020/2021 is £2,261.07.

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



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