

CHRISTOPHER HODGSON



Swalecliffe, Whitstable
To Let £975 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Swalecliffe, Whitstable

11 Summer Court, Herne Bay Road, Swalecliffe, Whitstable, Kent, CT5 2LS

A modern first floor apartment within a purpose built development in a central location accessible to shops, bus routes, the seafront and just moments from Chestfield & Swalecliffe Station.

The bright and spacious accommodation is arranged to provide a living room, kitchen, two bedrooms and a shower room.

Outside, there is an allocated parking space for one vehicle.

No smokers. Available from mid May.



LOCATION

Herne Bay Road is a desirable location conveniently situated for access to Swalecliffe and Tankerton, local schools, Tankerton slopes and seafront (0.5 of a mile distant), bus routes, local shops and other amenities. Whitstable's fashionable and charming town centre (1.9 miles distant) 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 markets. Chestfield station (0.2 miles distant) and Whitstable station (1.6 miles distant) offer fast and frequent services to London Victoria (94 mins from Chestfield / 80mins from Whitstable) and high speed links to London St Pancras (78 mins from Chestfield / 73 mins from Whitstable). The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network.

ACCOMMODATION

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

- Entrance Hall
- Living Room
11'9" x 10'9" (3.58m x 3.28m)
- Kitchen
9'9" x 5'10" (2.97m x 1.78m)

- Bedroom 1
9'10" x 9'6" (3.00m x 2.92m)

- Bedroom 2
8'9" x 7'1" (2.69m x 2.18m)

- Shower Room
6'2" x 6'0" (1.88m x 1.83m)

HOLDING DEPOSIT

£225 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,125 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

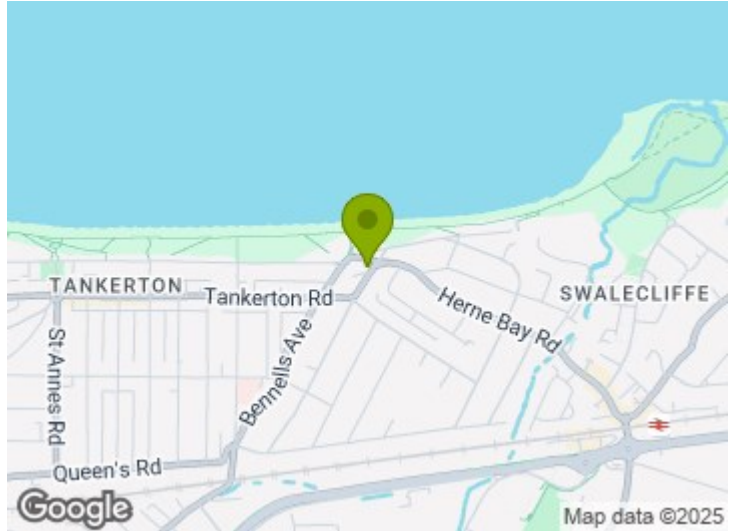
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

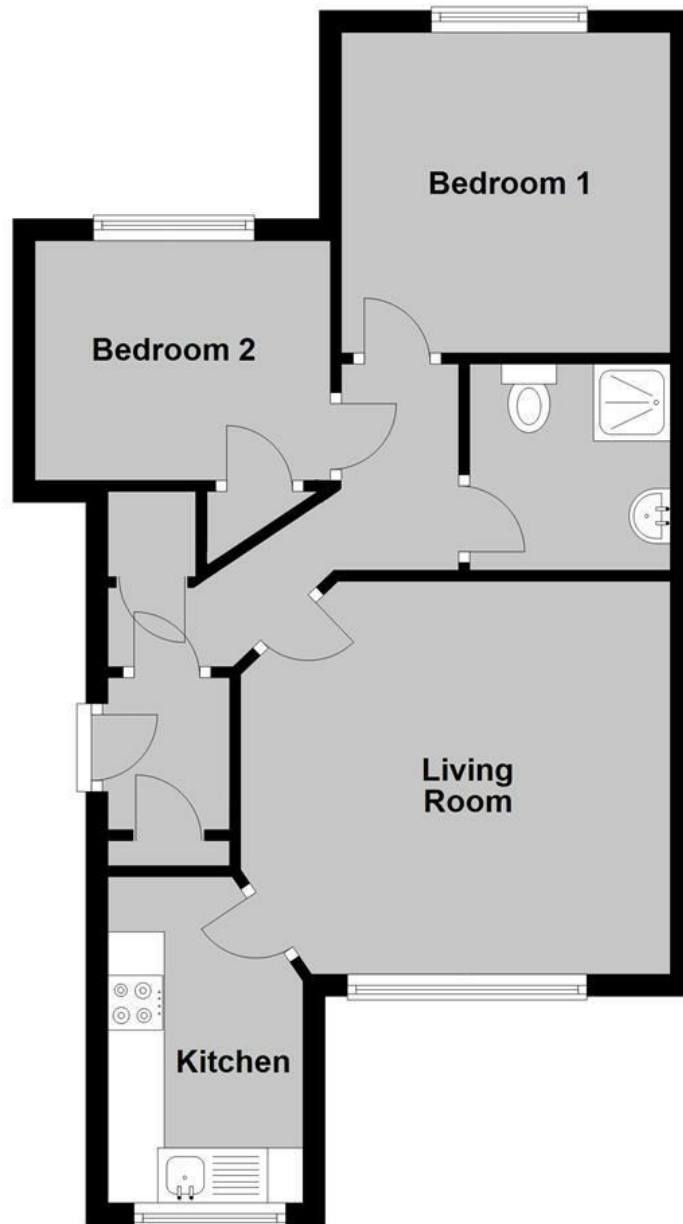
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



Total area: approx. 45.1 sq. metres (485.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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Energy Efficiency Rating	
100% energy efficient - lowest carbon rating	
A++	77
A+	
A	
B	
C	
D	
E	
F	
G	
100% energy inefficient - highest carbon rating	
England & Wales	
EU Directive 2002/91/EC	

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