



Tankerton, Whitstable

To Let **£1,850 PCM**

...for Coastal, Country & City living.



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Tankerton, Whitstable

Penthouse, Circus House, 83 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AH

An exceptional penthouse apartment forming part of this brand new prestigious development enviably positioned in a prime central location, moments from Tankerton Slopes and seafront, shops and amenities and accessible to Whitstable station (0.8 miles).

The Penthouse is situated at the top of this striking development, with accommodation totalling 1275 sq ft (118 sq m) occupying the entire second floor boasting a large balcony with sea views, and a second floor observatory providing far reaching views. This apartment benefits from private lift access, luxurious open-plan living/kitchen space with bi-folding doors leading to the balcony, two double bedrooms both with stylish en-suite bathrooms and one with a balcony, utility room, cloakroom and allocated off road parking with electric vehicle charging point.

No pets or smokers. Immediately available.



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 are:

GROUND FLOOR

- **Entrance Hall**
8'3" x 7'11" (2.51m x 2.41m)
at maximum points.

SECOND FLOOR

- **Living Room/Kitchen**
31'3" x 13'4" (9.53m x 4.06m)
at maximum points.
- **Bedroom 1**
14'5" x 12'3" (4.39m x 3.74m)
at maximum points.
- **En-suite Shower Room**
7'4" x 4'11" (2.24m x 1.50m)
at maximum points.
- **Utility Room**
6'0" x 4'11" (1.83m x 1.50m)
at maximum points.
- **Cloakroom**
5'1" x 4'11" (1.55m x 1.50m)
at maximum points.



• **Bedroom 2**
12'10" x 12'2" (3.91m x 3.72m)
at maximum points.

• **En-suite Bathroom**
6'10" x 4'11" (2.08m x 1.50m)
at maximum points.

• **Balcony**
31'3" x 6'10" (9.53m x 2.08m)
at maximum points.

THIRD FLOOR

• **Observatory**
13'4" x 9'9" (4.06m x 2.98m)
at maximum points.

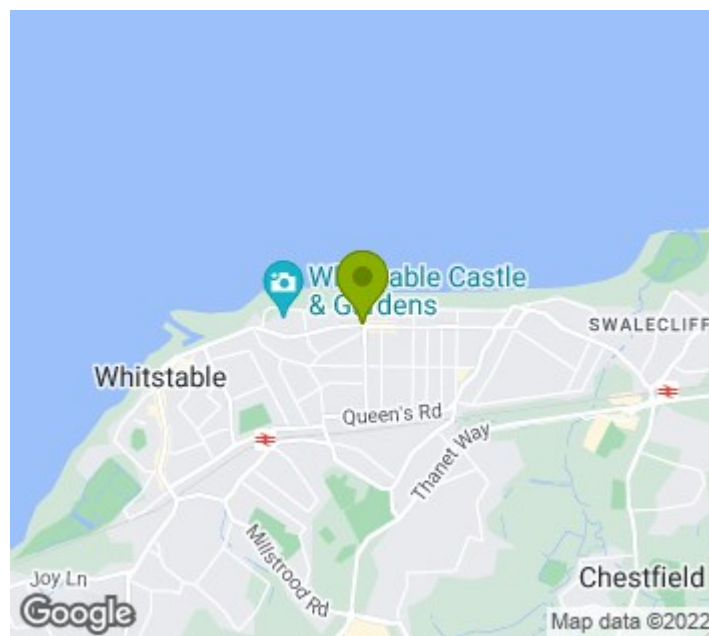
Holding Deposit
£461 (or equivalent to 1 weeks rent)

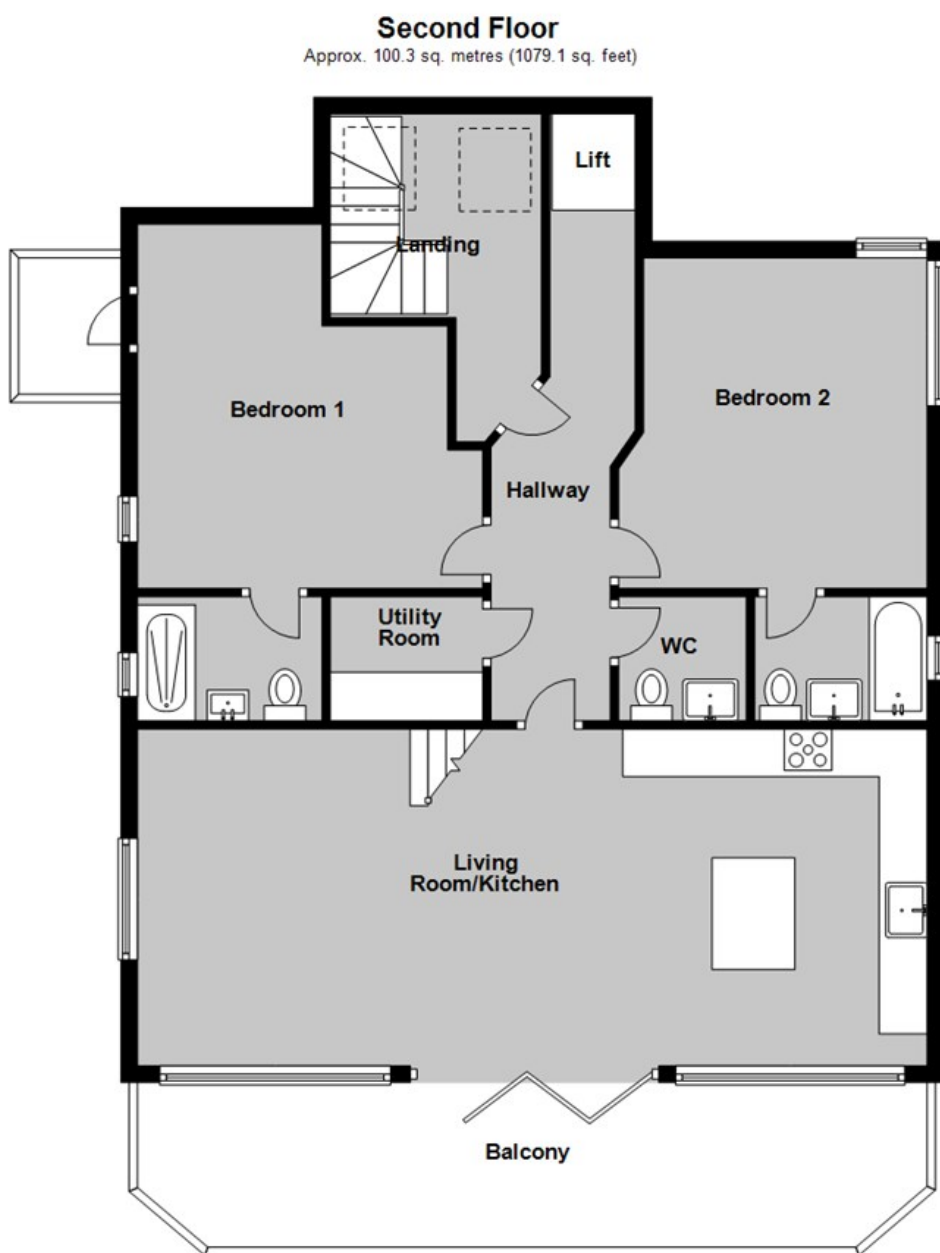
Tenancy Deposit
£2,307 (or equivalent to 5 weeks rent)

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/Tenants

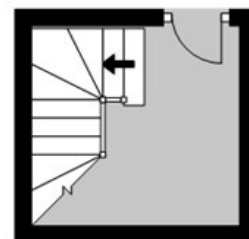
Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Client Money Protection
Provided by ARLA

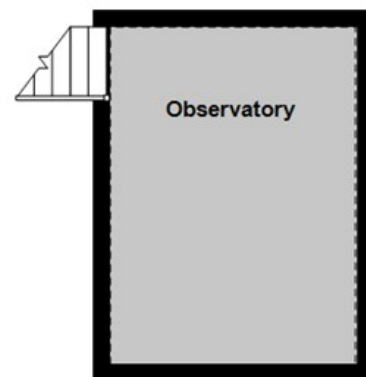




Ground Floor
Approx. 6.1 sq. metres (65.3 sq. feet)



Third Floor
Approx. 12.1 sq. metres (130.2 sq. feet)



Total area: approx. 118.4 sq. metres (1274.6 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.89

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

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