



Whitstable

To Let **£875 PCM**

...for Coastal, Country & City living.



• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . www.christopherhodgson.co.uk

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Whitstable

12A High Street, Whitstable, Kent, CT5 1BQ

A recently refurbished first and second floor maisonette flat presented in sleek contemporary style throughout. The property is located in the heart of Whitstable's bustling High Street, close to Whitstable mainline railway station (approximately 0.5 miles distant) and a variety of local shops, bus routes, local amenities and the seafront which is less than 300 ft away.

The bright and spacious accommodation has been finished to a high standard throughout and comprises of an open plan kitchen/living room, two bedrooms and a smartly fitted shower room.

No pets or smokers. Available from early July.



Location

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable mainline railway station offers frequent services 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 are:

• **Living Room**
12'10" x 10'7" (3.91m x 3.23m)
at maximum points.

• **Kitchen**
14'6" x 10'1" (4.42m x 3.07m)
at maximum points.

• **Bedroom 1**
14'9" x 12'10" (4.50m x 3.91m)
at maximum points.

• **Bedroom 2**
12'3" x 8'2" (3.73m x 2.49m)
at maximum points.

• **Shower Room**
5'5" x 4'10" (1.65m x 1.47m)
at maximum points.

Water Charges

A contribution for water charges is payable direct to the landlord with the rent at the rate of £35 per calendar month.

Holding Deposit

£201 (or equivalent to 1 weeks rent)

Tenancy Deposit

£1,009 (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

Client Money Protection

Provided by ARLA

Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman

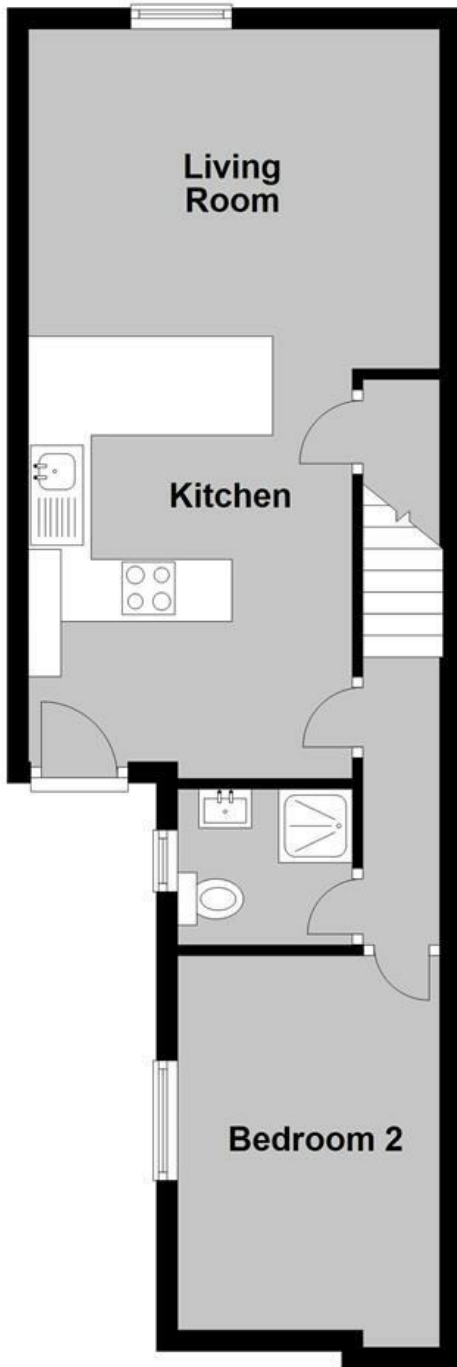
NB

The stairs and bedrooms are laid to carpet, which are not shown in the images provided.



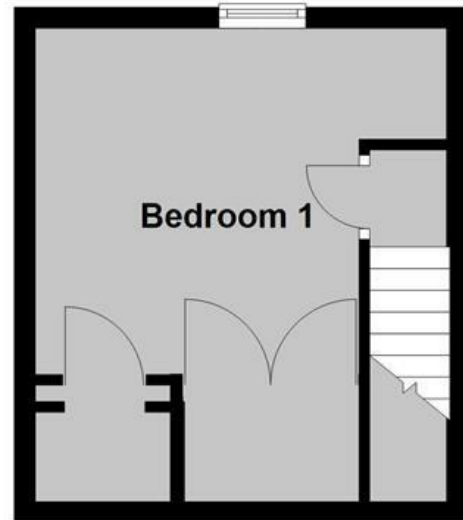
First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Second Floor

Approx. 17.6 sq. metres (189.3 sq. feet)



Total area: approx. 59.3 sq. metres (637.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2022/2023 is £1,331.94.

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

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