CHRISTOPHER HODGSON









Whitstable

To Let £1,200 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

1 Oystergate Apartments Wraik Hill, Whitstable, Kent, CT5 3FT

A spacious, modern ground floor apartment created from the conversion of a substantial building, with the benefit of parking, conveniently positioned on the outskirts of the popular harbour town of Whitstable. The development benefits from close proximity to nearby amenities, including supermarkets and Estuary View medical centre, and is within easy access of Whitstable's bustling town centre and mainline station (1.6 miles distant).

Apartment 1 provides accommodation totalling 884 sq ft (82 sq m) and is arranged to provide a generous, light filled open-plan living area which incorporates a contemporary fitted kitchen with integrated appliances, a stylish bathroom and two double bedrooms (with en-suite shower room to the principal bedroom).

The building includes a cinema room and second floor gym, available to all residents and a lift services all floors. The property benefits from one allocated parking space.

No smokers. Available immediately.





LOCATION
Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are still celebrated to this day, most notably during the annual Whitstable Oyster Festival.
Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Mainline railway services are available at Whitstable station, 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. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

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

• Entrance Hall

• Living Room/Kitchen
20'6" x 18'4" (6.25m x 5.6m)

• Bedroom 1
13'1" x 12'11" (3.99m x 3.95m)

• En-Suite Shower Room

• Bedroom 2
12'11" x 9'6" (3.95m x 2.9m)

• Bathroom

• Parking
One allocated parking space numbered 1.

HOLDING DEPOSIT
£276 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,384 (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

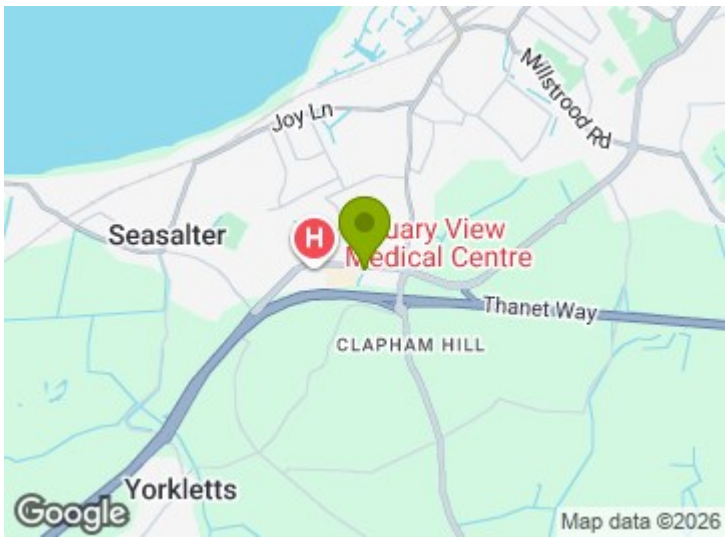
INDEPENDENT REDRESS SCHEME











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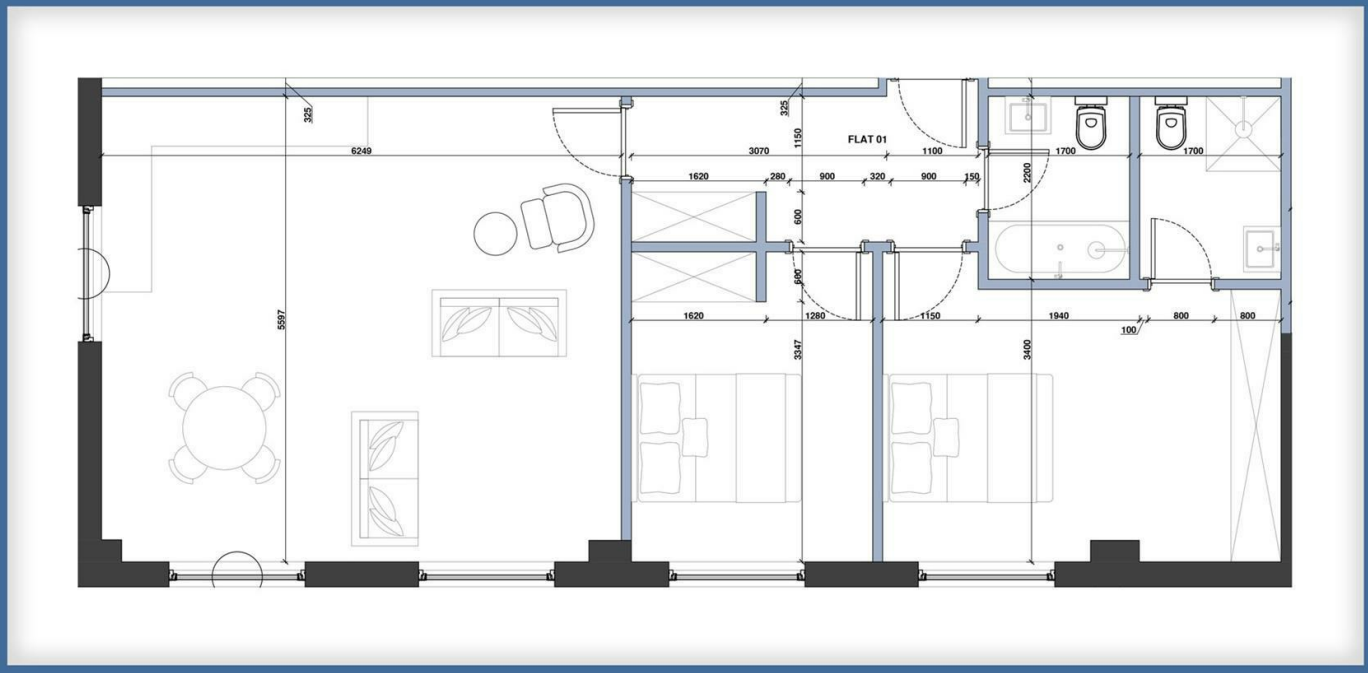
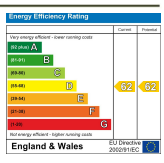


Oystergate Apartments

• 884 Sq Ft • 2 Bedrooms • 2 Bathrooms • AEG integrated appliances throughout •
• Master bathroom and ensuite fully tiled floor to ceiling • Designated parking space •

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



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