



Whitstable

To Let **£1,200 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

Apartment 7 Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD

A bright and spacious two bedroom second floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the second floor, the apartment is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, two double bedrooms and a bathroom. The property has been finished to a high standard throughout and features poured concrete floors with underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

This apartment benefits from an allocated parking space as well as use of the communal garden and cycle store.

Unfurnished. No pets or smokers. Available from mid-September.



Location

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in 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:

• Entrance Hall

• Living Room / Kitchen

22'1" x 15'6" (6.73m x 4.72m)
at maximum points.

• Bedroom 1

14'2" x 11'10" (4.31m x 3.61m)
at maximum points.

• Bedroom 2

14'2" x 9'9" (4.31m x 2.98m)
at maximum points.

• Bathroom

7'10" x 7'5" (2.39m x 2.26m)
at maximum points.

• Communal Garden

Parking

The apartment benefits from one allocated parking space located in the parking area to the front of the building.

Video Tour Available

Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



Holding Deposit
£276.00 (or equivalent to 1 weeks rent)

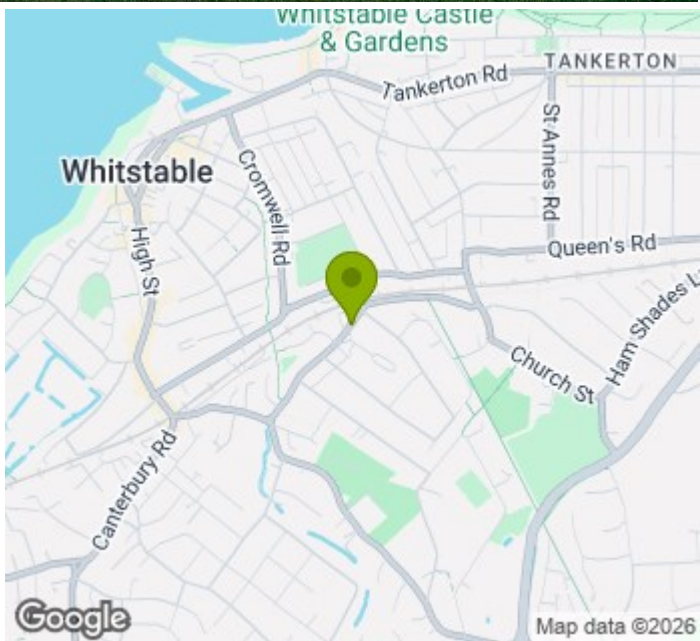
Tenancy Deposit
£1,384.00 (or equivalent to 5 weeks rent)

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

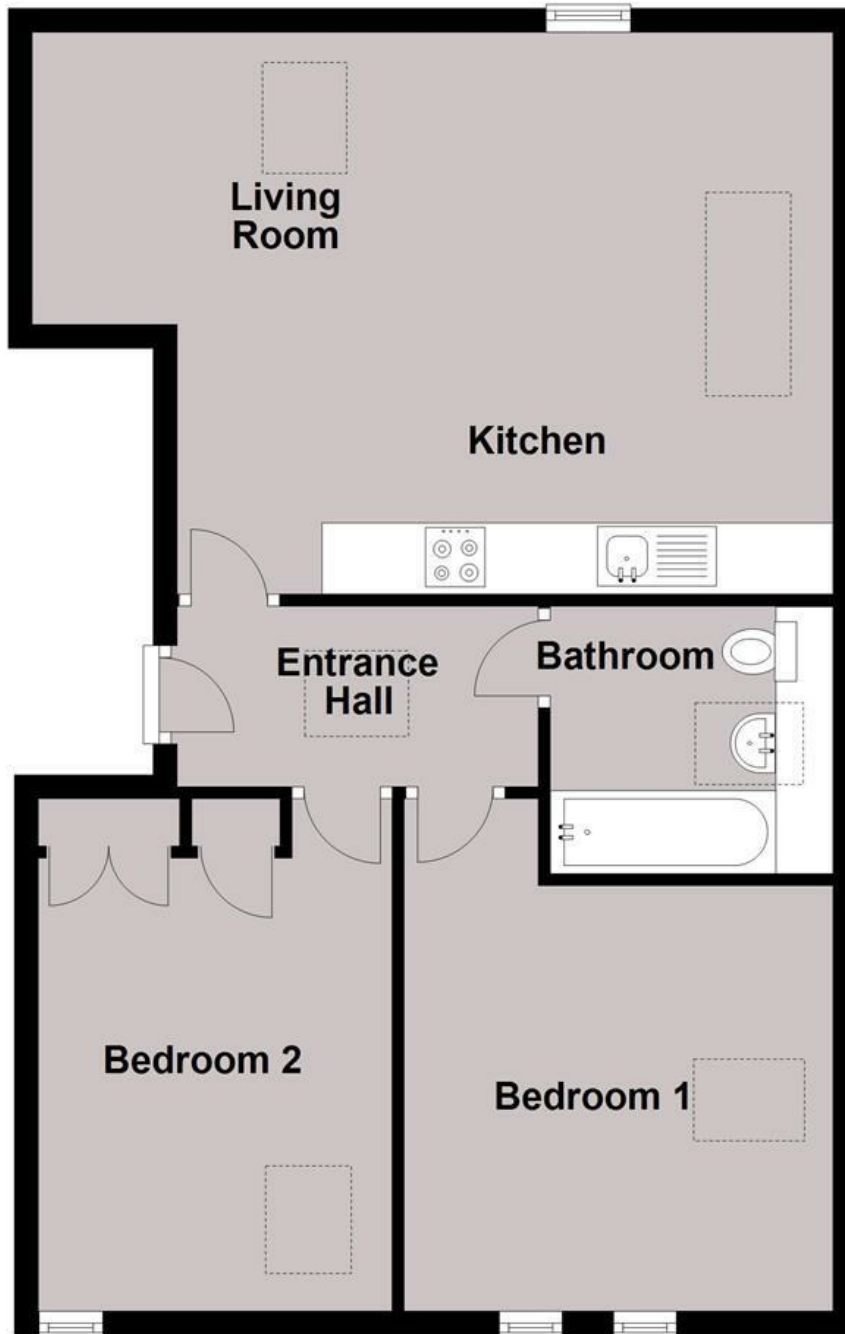
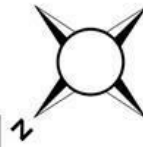
Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Second Floor

Approx. 67.4 sq. metres (725.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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

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