

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £995 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Flat 1, Tankerton House St. Annes Road, Tankerton, Whitstable, Kent, CT5 2DW

A contemporary first floor flat, ideally positioned in a highly convenient location within central Tankerton. The property is moments from shops and amenities, just over 100 metres from Tankerton Slopes and seafront and a short stroll to Whitstable station (0.8 miles).

sitting room with Juliette balcony, a contemporary kitchen, two double bedrooms, and a bathroom.

No smokers. Available from mid April.

The bright, spacious, and smartly presented accommodation is arranged to provide an entrance hall,



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 (taken at maximum points) are:

- Communal Entrance
- Entrance Hall
9'2" x 8'5" (2.79m x 2.57m)
- Sitting Room
12'9" x 8'11" (3.89m x 2.72m)
- Kitchen
10'8" x 8'1" (3.25m x 2.46m)

- Bedroom 1
12'9" x 10'8" (3.89m x 3.25m)
- Bedroom 2
9'2" x 9'4" (2.79m x 2.84m)
- Bathroom
9'2" x 5'4" (2.79m x 1.63m)

HOLDING DEPOSIT
£229 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1148 (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. 57.2 sq. metres (615.4 sq. feet)



Total area: approx. 57.2 sq. metres (615.4 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy efficiency below average - higher running costs	E		
Energy efficiency below average - higher running costs	F		
Energy efficiency below average - higher running costs	G		
England & Wales		80	80
EPC Rating			

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