

CHRISTOPHER HODGSON



Whitstable
To Let £850 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

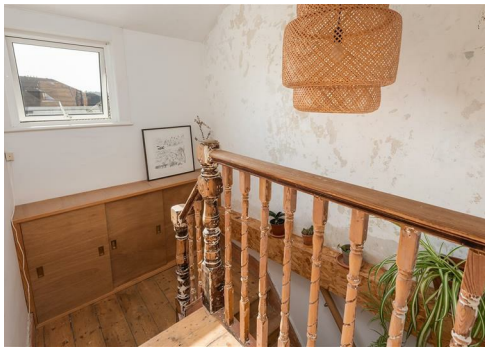
Whitstable

Flat 2, 2 Tower Parade, Whitstable, Kent, CT5 2BJ

A bright and spacious top floor flat enviably positioned just moments from the beach, a short stroll to Whitstable's famous working harbour, Harbour Street with it's mix of independent shops and highly regarded eateries, and Whitstable station (0.6 miles).

The comfortably proportioned accommodation is smartly presented throughout and arranged to provide a living room opening to a kitchen, one double bedroom, and an en-suite shower room.

No smokers. Immediately available.



LOCATION

Tower Parade is a convenient and desirable location just a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.6 of a mile distant), 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.

ACCOMMODATION

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

- Living Room
13'1" x 11'1" (4.00m x 3.37m)
- Kitchen
9'7" x 5'11" (2.93m x 1.81m)
- Bedroom
13'1" x 10'11" (3.98m x 3.33m)

- Bathroom
7'5" x 5'11" (2.26m x 1.80m)

HOLDING DEPOSIT
£196 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£980 (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

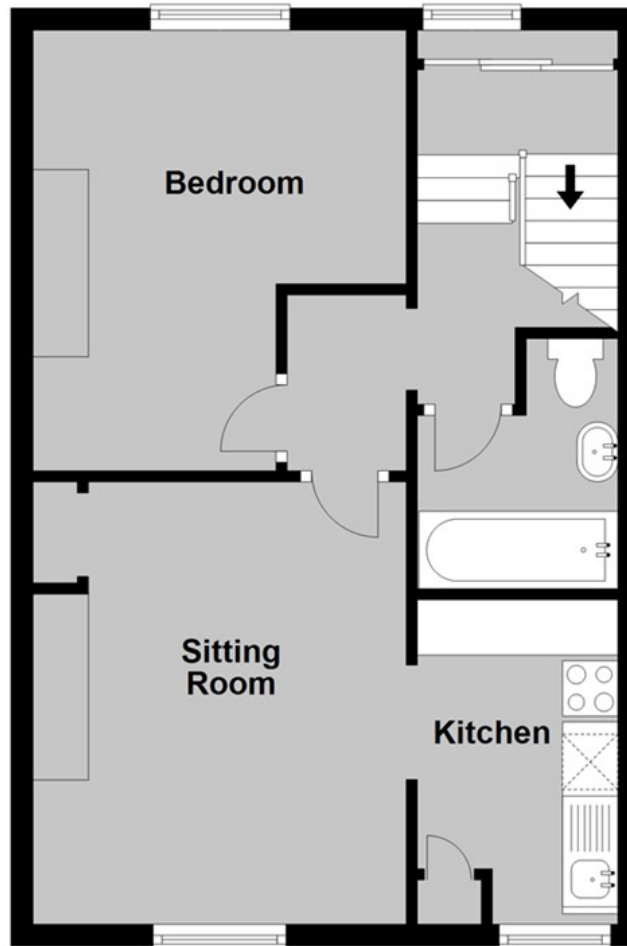
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Top Floor

Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 42.5 sq. metres (457.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	75	79
Below average	D		
Energy inefficient	E		
Very energy inefficient - higher running costs	F		
Unusable	G		
England & Wales		EPC December 2020/2021	

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