Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Tankerton, Whitstable

To Let **£850 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**

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman
Zoopla Smarter property search
rightmove
PrimeLocation.com

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.

Tankerton, Whitstable

Flat 11 The Cloisters Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

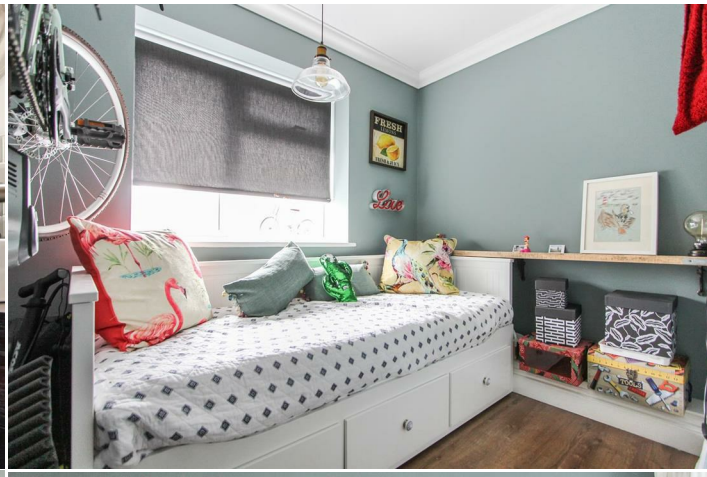
VIDEO TOUR AVAILABLE

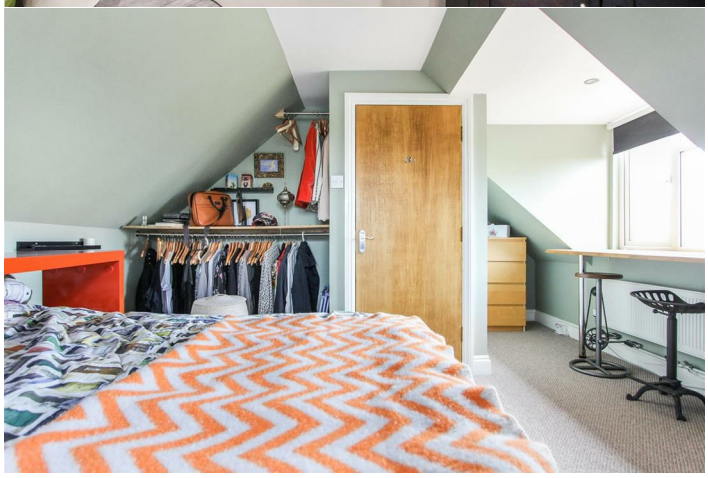
A comfortably proportioned first and second floor duplex apartment forming part of a desirable development in the heart of central Tankerton. The property is conveniently situated for access to shops, schools, bus routes, the seafront (0.4 of a mile distant) and Whitstable mainline railway station (0.4 of a mile distant).

The property offers light and spacious accommodation arranged over two floors to provide an entrance hall, sitting/dining room, a stylish separate kitchen, 2 bedrooms and a modern family bathroom. The master bedroom enjoys views across Whitstable bay towards the Isle of Sheppey in the distance. To the rear of the building the apartment benefits from access to communal gardens and one allocated parking space.

No pets or smokers. Available from July.









Location
Queens Road is a highly 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is less than 1 mile distant and provides a good range of shopping facilities as well as fashionable restaurants and recreational amenities. 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:

- **Communal Entrance Hall**

- **Entrance Hall**
13'8" x 5'10" (4.17m x 1.78m)
at maximum points.

- **Sitting/Dining Room**
14'7" x 13'5" (4.45m x 4.09m)
at maximum points.

- **Kitchen**
8'0" x 6'9" (2.44m x 2.08m)
at maximum points.

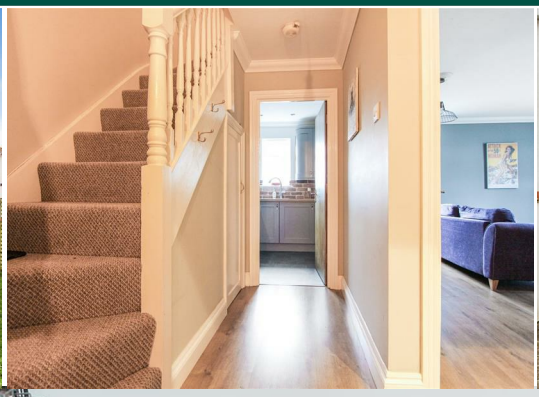
- **Bedroom 2**
10'2" x 8'5" (3.10m x 2.57m)
at maximum points.

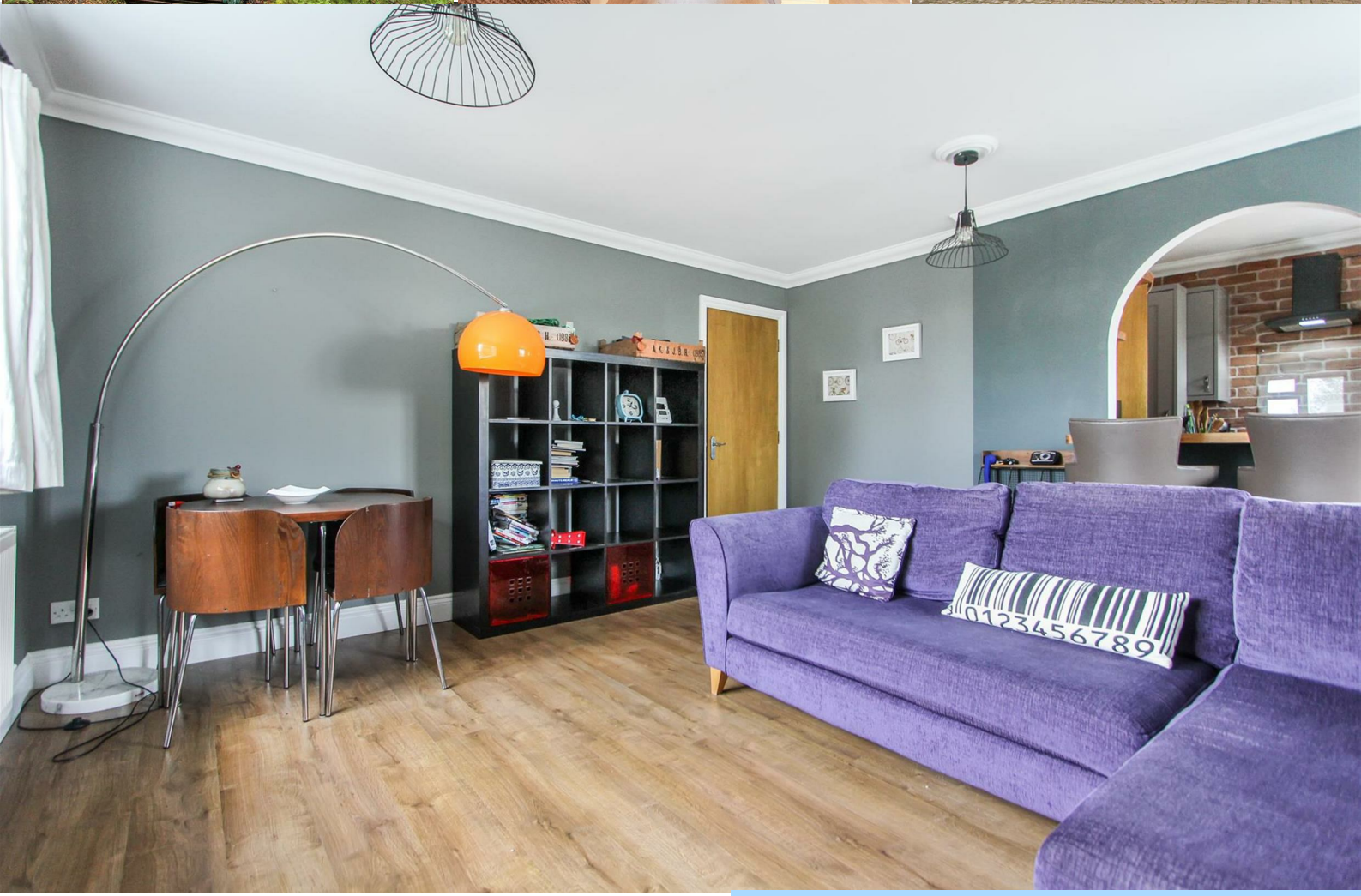
- **Bathroom**
8'2" x 5'1" (2.49m x 1.55m)
at maximum points.

- **Bedroom 1**
14'11" x 13'1" (4.55m x 3.99m)
at maximum points.

- **Communal Gardens**

- **Parking**
One allocated parking space



Holding Deposit
£196 (or equivalent to 1 weeks rent)

Tenancy Deposit
£980 (or equivalent to 1 weeks rent)

Water Charge
A contribution for water charges is included in the rental price for the property each month

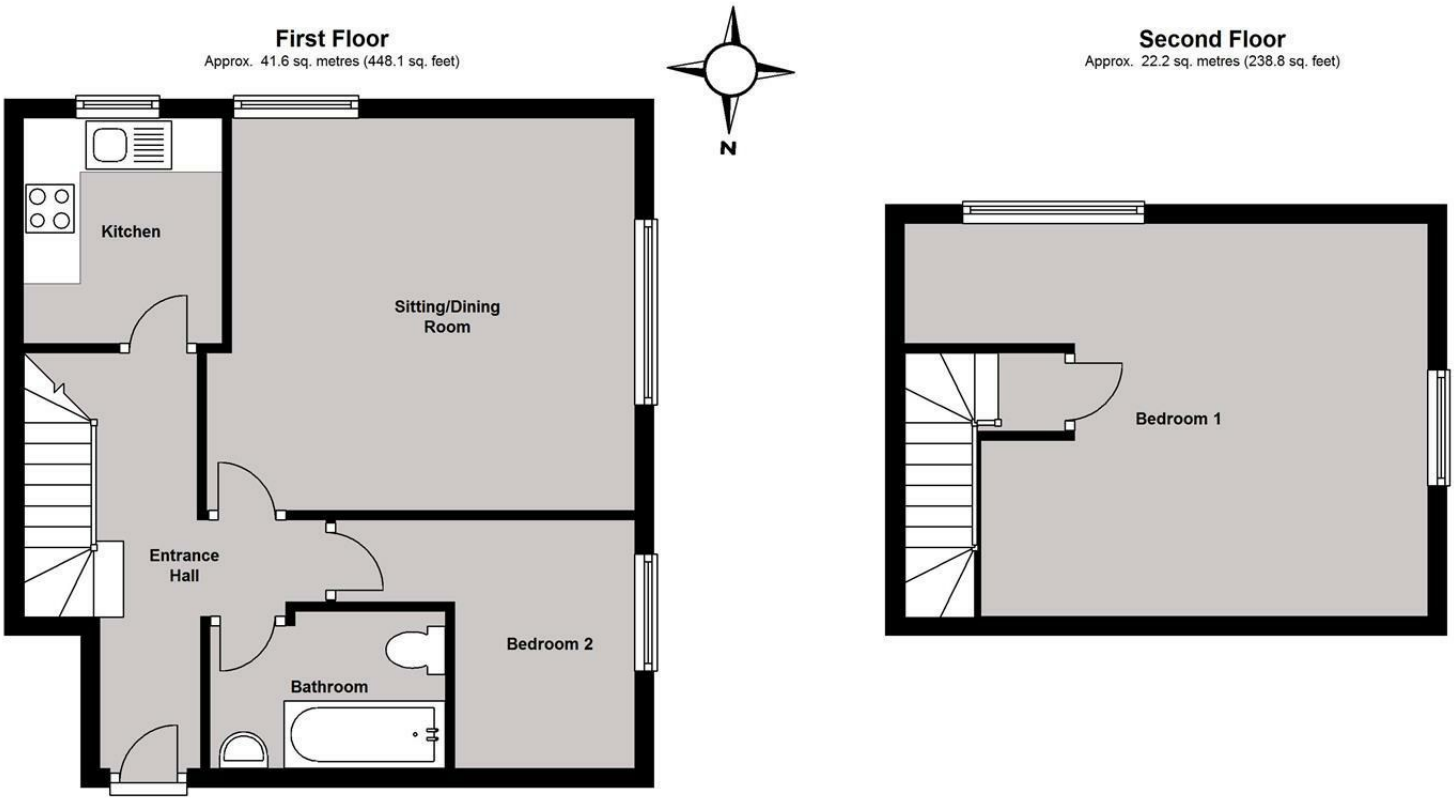
Tenancy Information
For full details on the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Proection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please contact us to request the video tour and to discuss arranging a physical viewing



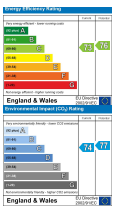


Total area: approx. 63.8 sq. metres (687.0 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2020/2021 is £1,233.31

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

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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.



Folio No. 6051/TD