



Whitstable

To Let **£725 PCM** (*Fees apply*)

...for Coastal, Country & City living.

Whitstable

5 Oystergate Apartments Wraik Hill, Whitstable, Kent, CT5 3FE

A ground floor apartment created from the conversion of a substantial building, with the benefit of parking. Apartment 5 provides contemporary accommodation totalling 457 sq ft (42.5 sq m) and is arranged to include an entrance hall, generous open-plan living room incorporating a stylish modern kitchen area, one double bedroom and a smartly fitted bathroom.

The building also benefits from a cinema room and second floor gym, available to all residents and a lift will service all floors. The apartment benefits from one allocated parking space, with the option to rent a second space at additional cost.

No pets, no smokers. Available immediately



Location

Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, 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. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities. Mainline railway services are available at Whitstable station (1.6 miles 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. The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. 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 are:

- **Entrance Hall**
- **Living Room/Kitchen**
21'2" x 15'4" (6.46m x 4.69m)
at maximum points.
- **Bedroom**
8'8" x 10'8" (2.64m x 3.26m)
at maximum points.
- **Bathroom**
8'0" x 5'0" (2.45m x 1.53m)
at maximum points.

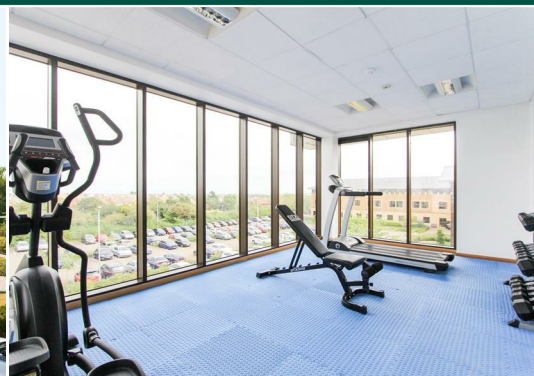
Parking

One allocated parking space with the option to rent a second space for an additional £20.00 per calendar month.

Deposit
£836.00

Tenant Referencing Fee

A non-refundable tenant referencing fee will be payable as follows:-



£200 inc VAT for one tenant only. £130 inc VAT each for two or more tenants.

Check Out Fee

£135.00 inc VAT (1 bedroom property, unfurnished)

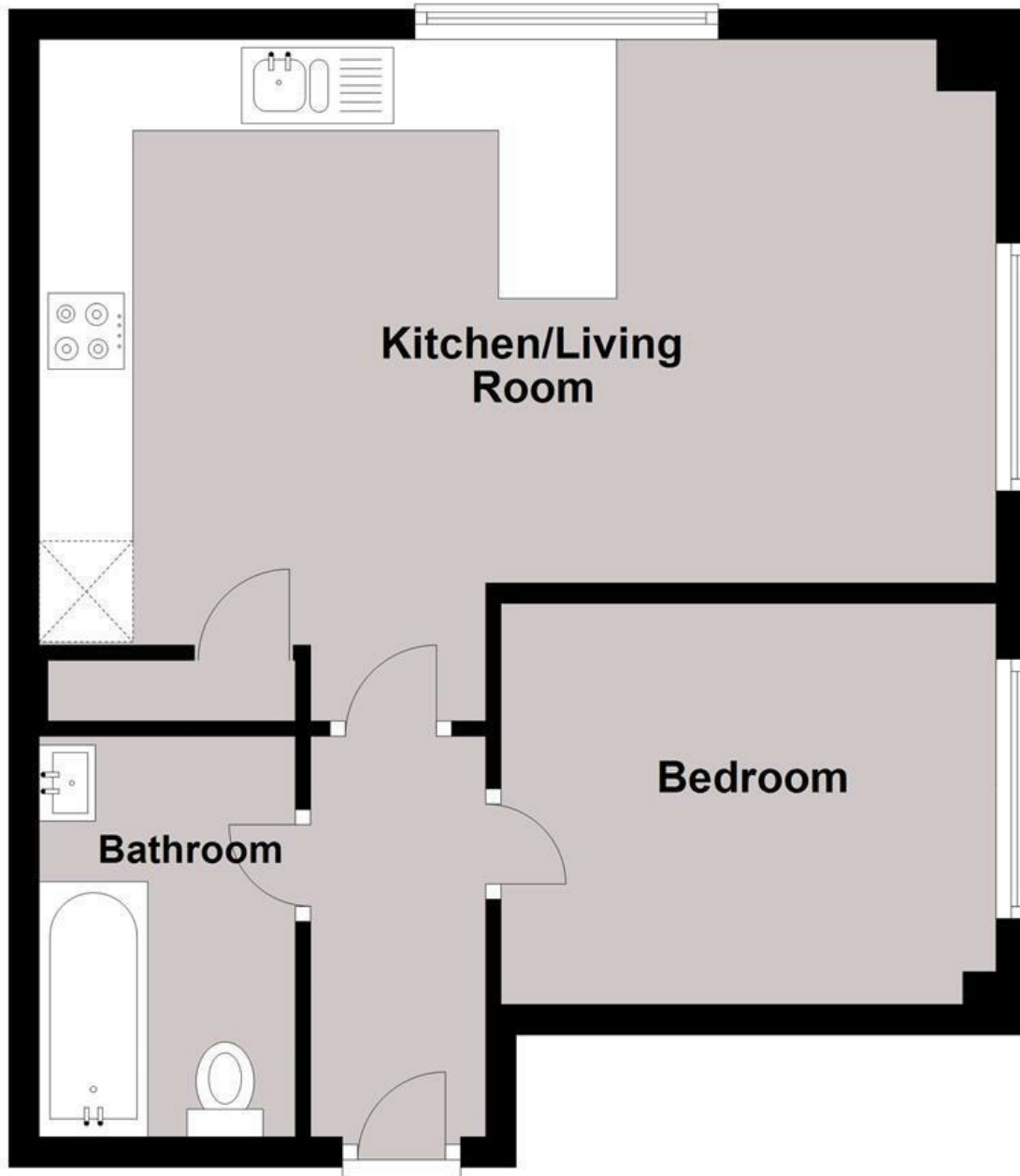
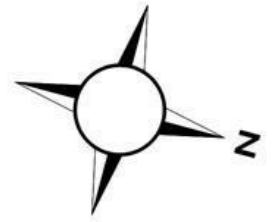
Guarantor Fee

£130 inc. VAT (if applicable)



Ground Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 42.5 sq. metres (457.4 sq. feet)

Council Tax Band - To be confirmed.

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

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Energy Efficiency Rating	
Current	65
Potential	75
Energy Efficiency Rating Legend	
A	92-100
B	81-91
C	69-80
D	55-68
E	49-54
F	39-48
G	31-38
England & Wales	
Minimum	31
Maximum	100