

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**To Let** £1,000 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Tankerton, Whitstable

*Flat 1, Bay Court, 2-4 Wynn Road, Tankerton, Whitstable, Kent, CT5 2JP*

A bright and spacious ground floor apartment forming part of a modern development situated within a prime central location, close to shops and amenities, a short stroll to Tankerton Slopes and seafront and less than one mile from Whitstable mainline station.

The apartment is arranged to provide an entrance hall, living room, smartly fitted kitchen, a double bedroom and a bathroom.

The property also benefits from an allocated parking space to the rear of the building.

No smokers. Available immediately.



## LOCATION

Wynn Road is in a much sought after residential location in central Tankerton, conveniently positioned for access to local shopping and educational facilities, seafront and bus routes. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with mainline railway stations at Chestfield and Whitstable which offer frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes. The popular town of Whitstable is approximately 1.3 miles distant providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities.

## ACCOMMODATION

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

### GROUND FLOOR

- Entrance Hall
- Living Room  
12'8" x 11'8" (3.87m x 3.57m)
- Kitchen  
10'2" x 7'1" (3.12m x 2.18m)

- Bedroom  
10'11" x 10'11" (3.35m x 3.35m)
- Bathroom  
7'1" x 6'3" (2.18m x 1.92)

## OUTSIDE

- Courtyard Garden

## HOLDING DEPOSIT

£230 (or equivalent to 1 weeks rent)

## TENANCY DEPOSIT

£1,153 (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/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

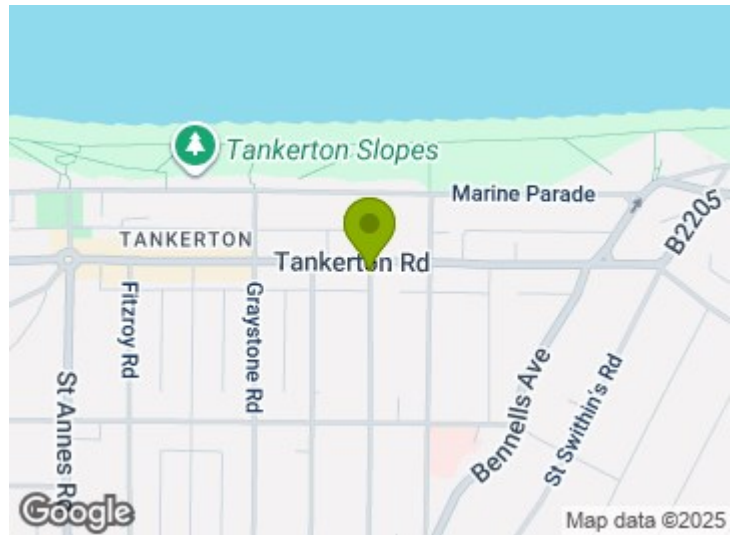
## CLIENT MONEY PROTECTION

Provided by ARLA

## INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

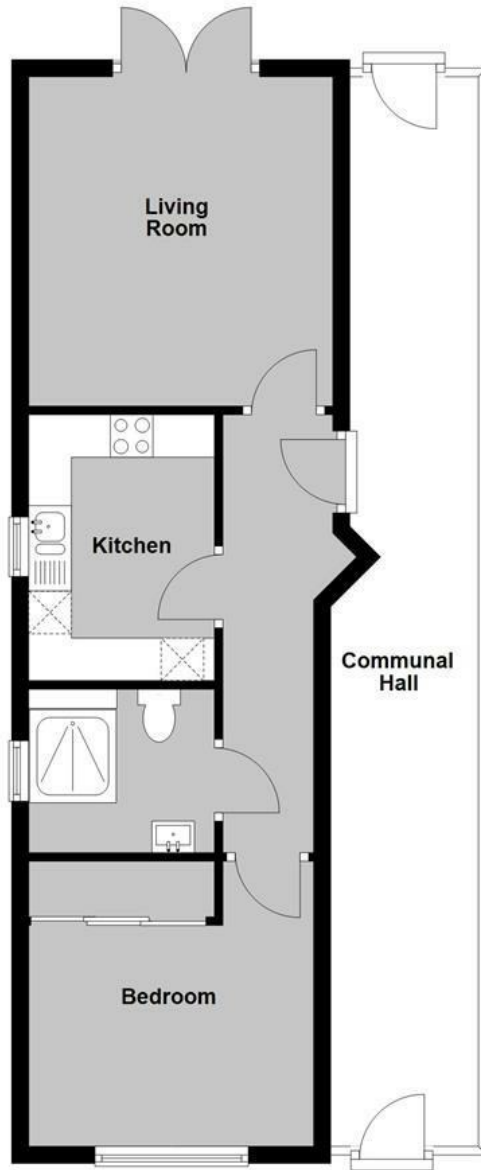






## Ground Floor

Approx. 43.4 sq. metres (467.7 sq. feet)



Total area: approx. 43.4 sq. metres (467.7 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
100 (most efficient) - lowest carbon rating	Band A		
92-100	Band B		
82-91	Band C		
72-81	Band D		
62-71	Band E		
52-61	Band F		
42-51	Band G		
35-41	Band H		
2-34	Band I		
1 (least efficient) - highest carbon rating	Band J		
England & Wales		EU Directive 2002/91/EC	

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