

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let £1,250 PCM**



# Tankerton, Whitstable

*3 Tankerton Court, 221 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AY*

A bright, spacious, and smartly presented purpose-built first-floor apartment in the heart of central Tankerton, within close proximity of shops, bus routes, Tankerton Slopes and seafront, within walking distance of Whitstable station (1 mile).

The property also benefits from a garage, off-street parking, a delightful communal garden.

No smokers. Available immediately.

The smartly presented accommodation is arranged to provide a private entrance with stairs leading to the first floor, a hallway, a living room, a kitchen, two double bedrooms, and two bathrooms, including an en-suite shower room to the principal bedroom.



## LOCATION

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes 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. The popular town of Whitstable is approximately 0.7 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and 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:

### FIRST FLOOR

- Living Room 14'4" x 12'0" (4.37m x 3.66m)
- Kitchen 10'8" x 8'9" (3.26m x 2.66m)
- Bedroom 1 14'0" x 12'1" (4.26m x 3.68m)
- En-Suite Shower Room
- Bedroom 2 11'11" x 8'8" (3.63m x 2.63m)

- Bathroom

## OUTSIDE

- Garage 16'1" x 8'2" (4.90m x 2.50m)
- Communal Gardens

## HOLDING DEPOSIT

£288 (or equivalent to 1 weeks rent)

## TENANCY DEPOSIT

£1,442 (or equivalent to 5 weeks rent)

## TENANCY INFORMATION

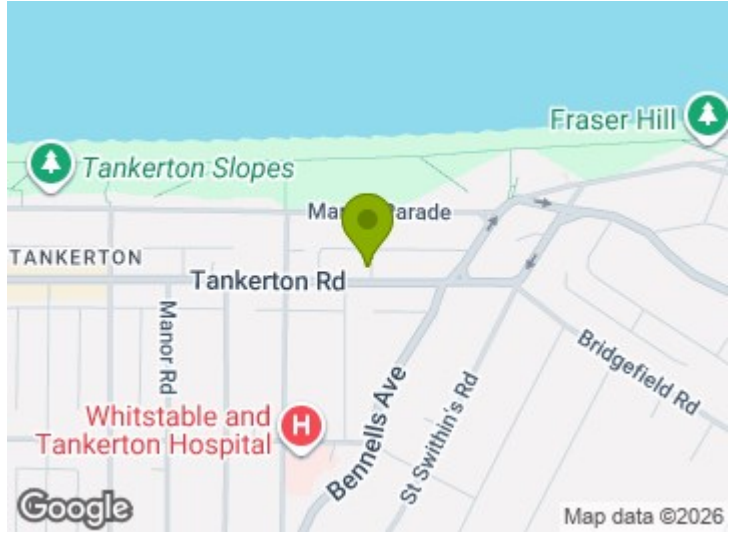
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## CLIENT MONEY PROTECTION

Provided by ARLA

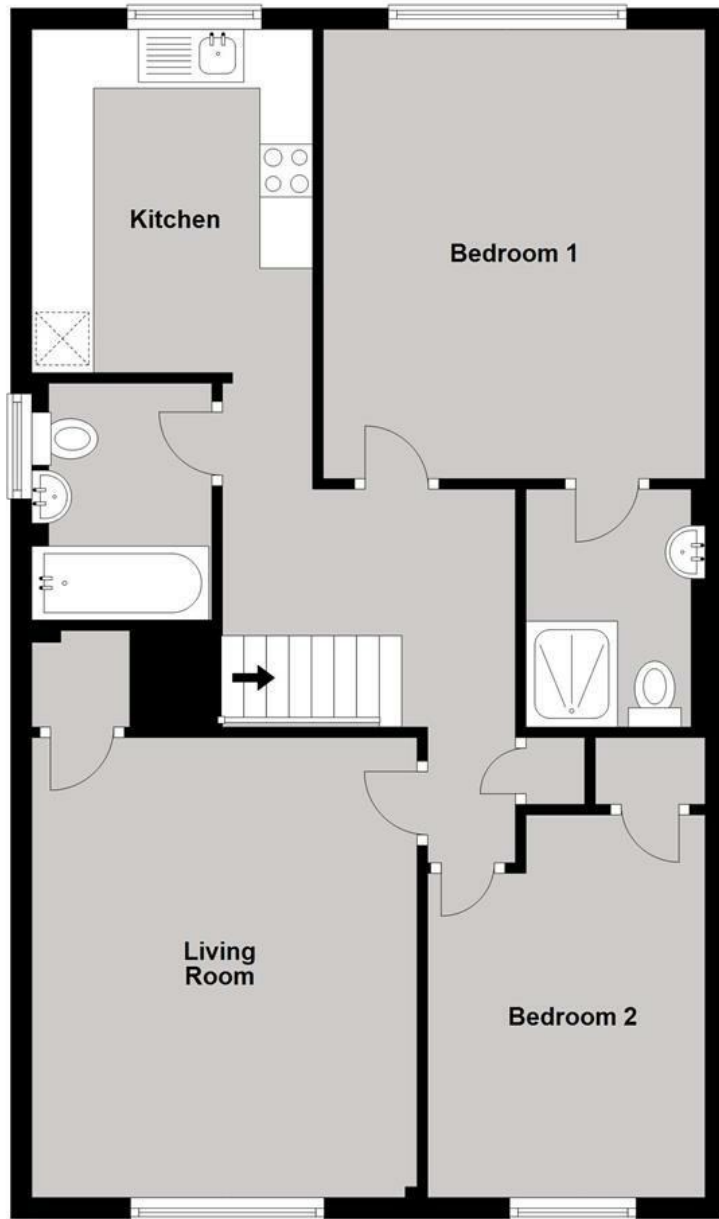
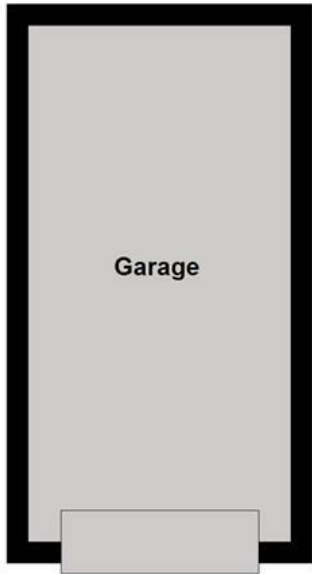
## INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



# First Floor

Approx. 71.2 sq. metres (766.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year	A		
71 kWh/m <sup>2</sup> per year	B		
55 kWh/m <sup>2</sup> per year	C		
46 kWh/m <sup>2</sup> per year	D		
39 kWh/m <sup>2</sup> per year	E		
34 kWh/m <sup>2</sup> per year	F		
27 kWh/m <sup>2</sup> per year	G		
20 kWh/m <sup>2</sup> per year	H		
15 kWh/m <sup>2</sup> per year	I		
12 kWh/m <sup>2</sup> per year	J		
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