CHRISTOPHER HODGSON

Whitstable

To Let £1,250 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

49C Old Bridge Road, Whitstable, Kent, CT5 1RD

A stylish two bedroom ground floor apartment in a highly convenient and central location, immediately opposite Whitstable station and with access to a variety of local shops, bus routes, local amenities and the seafront (0.7 miles).

This contemporary apartment has been created from the conversion of a substantial building and provides well-proportioned accommodation finished to a high specification throughout. The spacious accommodation is accessed via a private entrance door to the side of the building opening to an entrance hall, a large open-plan living space with kitchen and doors to the communal garden, two double bedrooms and a shower room.

The apartment benefits from off street parking for one vehicle.

No pets or smokers. Immediately available.

LOCATION
Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. 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 (taken at maximum points) are:

GROUND FLOOR

• Entrance Hall

• Living Room
24'11" x 11'1" (7.60m x 3.40m)
incorporating:

• Kitchen

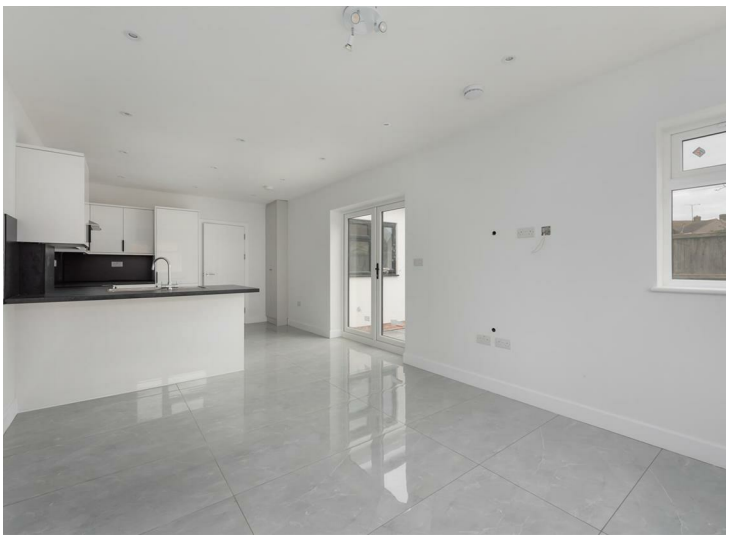
• Bedroom 1
16'7" x 9'2" (5.08m x 2.80m)

• Bedroom 2
14'10" x 9'2" (4.53m x 2.80m)

• Shower Room
7'6" x 5'5" (2.29m x 1.67m)

OUTSIDE

• Communal Garden



HOLDING DEPOSIT
£288 (or equivalent to 1 weeks rent)

TENANT DEPOSIT
£1,442 (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
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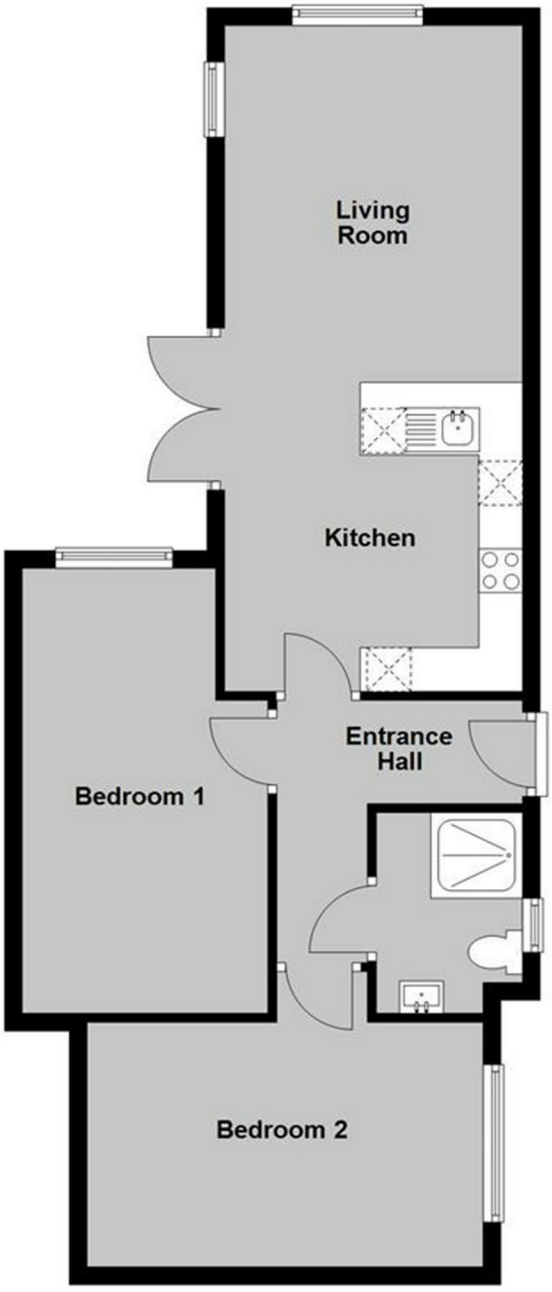
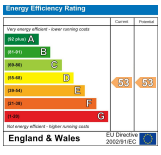
Ground Floor

Approx. 63.0 sq. metres (677.9 sq. feet)



Total area: approx. 63.0 sq. metres (677.9 sq. feet)

Council Tax Band - To be confirmed



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