

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,200 PCM



# Whitstable

## *43 Belon Drive, Whitstable, Kent, CT5 3FG*

A contemporary first-floor apartment forming part of the desirable Swale Park development, conveniently situated for access to bus routes, supermarkets, Whitstable station (1.1 miles) and High Street (1.3 miles).

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan living room incorporating a smartly fitted kitchen area with integrated

appliances, two double bedrooms, one of which benefits from a built-in wardrobe and a stylish en-suite shower room, and a separate bathroom.

The apartment benefits from allocated parking for one vehicle.

Available from early June.



### LOCATION

Belon Drive in Whitstable is approximately 1.3 miles distant from the town centre, offering a good range of amenities including watersports facilities and well regarded restaurants for which the town has become renowned. Canterbury (approximately 6 miles distant) enjoys a number of public schools, state schools and higher educational facilities as well as a wealth of cultural and leisure amenities including theatres, bars and restaurants, a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

### ACCOMMODATION

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

#### FIRST FLOOR

- Entrance Hall
- Living Room/Kitchen 18'10" x 10'4" (5.74m x 3.15m)
- Bedroom 1 11'9" x 9'0" (3.58m x 2.74m)
- En-Suite Shower Room
- Bedroom 2 9'6" x 8'8" (2.90m x 2.63m)
- Bathroom

### OUTSIDE

- Parking  
The property benefits from allocated parking for one vehicle.

### HOLDING DEPOSIT

£276 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,384 (or equivalent to 5 weeks rent)

### TENANCY INFORMATION

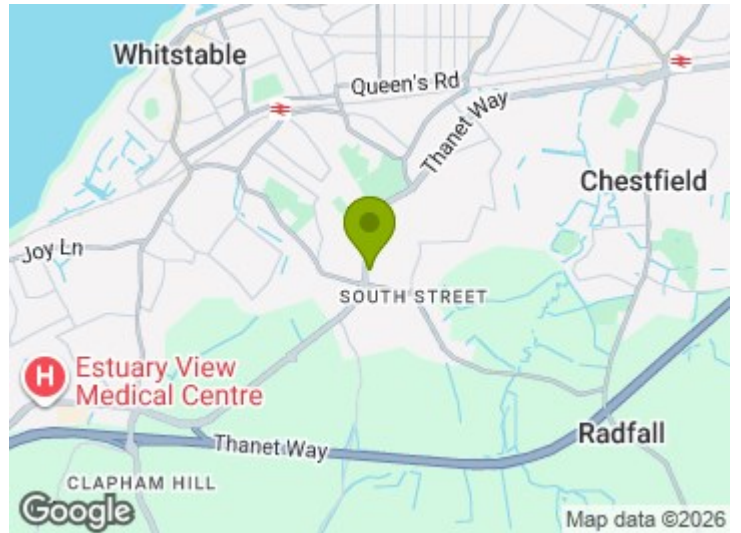
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

### CLIENT MONEY PROTECTION

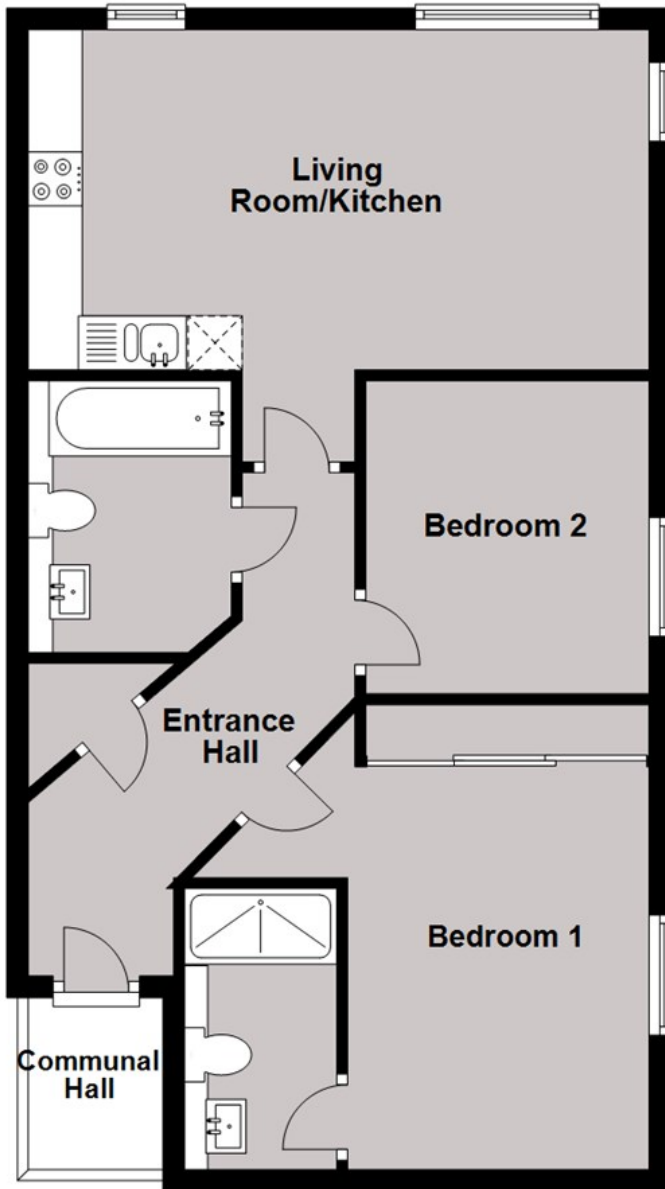
Provided by ARLA

### INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



**First Floor**  
 Approx. 58.1 sq. metres (625.5 sq. feet)



Total area: approx. 58.1 sq. metres (625.5 sq. feet)

**Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,865.10**

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Energy Efficiency Rating	
Current	Potential
66	67
The Energy Efficiency Rating (EER) is a measure of the energy efficiency of a property. It is based on the property's energy performance certificate (EPC) and is expressed as a letter grade from A (most efficient) to G (least efficient).	
The EER for this property is 66, which is in the B band. This indicates that the property is relatively energy efficient.	
The potential EER for this property is 67, which is also in the B band. This indicates that there is a small scope for improvement in the property's energy efficiency.	
The EER is based on a number of factors, including the property's construction, heating system, insulation, and ventilation.	
For more information on the EER and how to improve your property's energy efficiency, please contact your estate agent.	
England & Wales EPC Directive 2002/91/EC	

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