



Tankerton, Whitstable

To Let **£1,300 PCM**

...for Coastal, Country & City living.



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Tankerton, Whitstable

Flat 1, Leander Court, Graystone Road, Tankerton, Whitstable, Kent, CT5 2JY

A smartly presented ground floor apartment forming part of this prestigious period building, conveniently positioned in a central Tankerton location moments from shops, bus routes, Tankerton slopes and seafront (320 metres distant) and within close proximity to Whitstable station which is less than a mile distant.

The property provides bright and spacious accommodation arranged to provide an entrance hall, a generous living room, a contemporary fitted kitchen with integrated appliances and two double bedrooms, both with en-suite bathrooms.

The apartment benefits from direct access to the beautifully landscaped communal gardens, and an allocated parking space for one vehicle.

No pets or smokers. Available from early February.



Location

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 are:

GROUND FLOOR

• Living Room

19'3" x 16'11" (5.87m x 5.17m)
at maximum points.

• Entrance Hall

28'3" x 8'7" (8.62m x 2.63m)
at maximum points.

• Kitchen

11'3" x 8'0" (3.43m x 2.45m)
at maximum points.

• Pantry

4'10" x 3'8" (1.48m x 1.13m)
at maximum points.

• Bedroom 1

14'2" x 11'5" (4.33m x 3.50m)
at maximum points.

• En-Suite Bathroom

11'6" x 5'4" (3.50m x 1.63m)
at maximum points.

• Bedroom 2

10'11" x 10'7" (3.35m x 3.23m)
at maximum points.



• **En-Suite Shower Room**
5'4" x 5'1" (1.63m x 1.55m)
at maximum points.

Communal Gardens

The property benefits from the shared use of landscaped communal gardens located to the rear of the building.

Parking

The property benefits from one allocated parking space located to the front of the building.

Holding Deposit

£300.00 (or equivalent to 1 weeks rent)

Tenancy Deposit

£1,500.00 (or equivalent to 5 weeks rent)

Tenancy Information

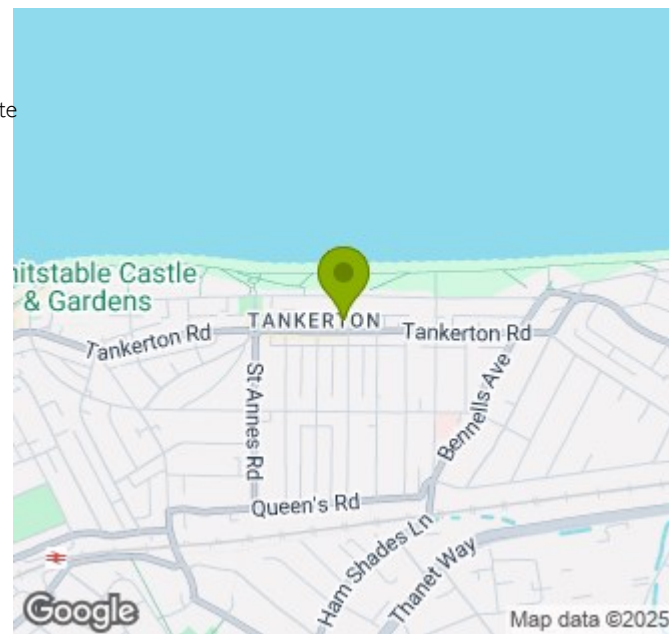
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection

Provided by ARLA

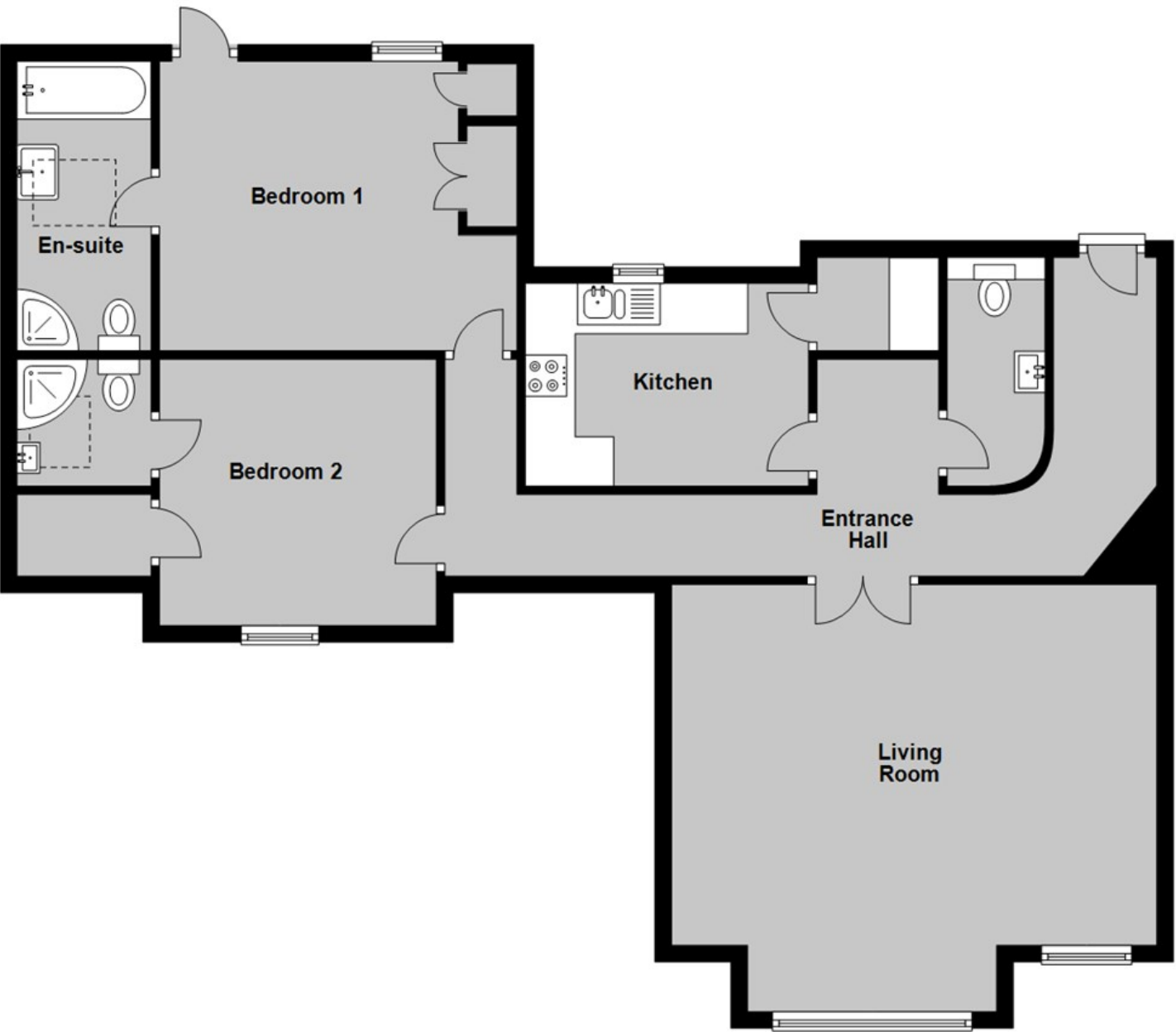
Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor

Approx. 97.1 sq. metres (1045.5 sq. feet)



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2022/2023 is £1,775.92

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

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