

CHRISTOPHER HODGSON



Whitstable

To Let £1,000 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

6 Oyster Bay Court, Harwich Street, Whitstable, Kent, CT5 4HU

Oyster Bay Court is conveniently positioned in a favoured residential area less than half a mile from the busy High Street and a little over half a mile from Whitstable Station.

This modern ground floor apartment comprises of an entrance hall, a light and spacious open plan living/dining area which incorporates a smartly fitted kitchen, two bedrooms and a bathroom.

The apartment benefits from one allocated parking space.

No smokers. Available from mid November.



Location

Harwich Street is a sought after location conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers 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. The A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. Whitstable itself is a popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly regarded restaurants, watersports facilities and working harbour. The town is well served by schooling options for a range of age groups.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Sitting Room
12'3" x 11'10" (3.74m x 3.61m)
- Kitchen Area
9'4" x 6'5" (2.87m x 1.96m)
- Bedroom 1
10'1" x 10'0" (3.09m x 3.07m)

- Bedroom 2
10'1" x 8'7" (3.09m x 2.62m)

- Bathroom

Parking

The property benefits from one allocated car parking space.

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/

CLIENT MONEY PROTECTION

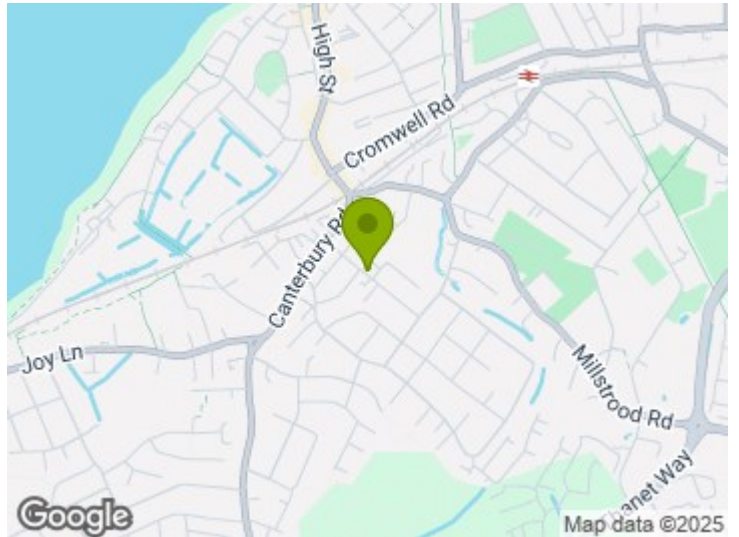
Provided by ARLA

INDEPENDENT REDRESS SCHEME

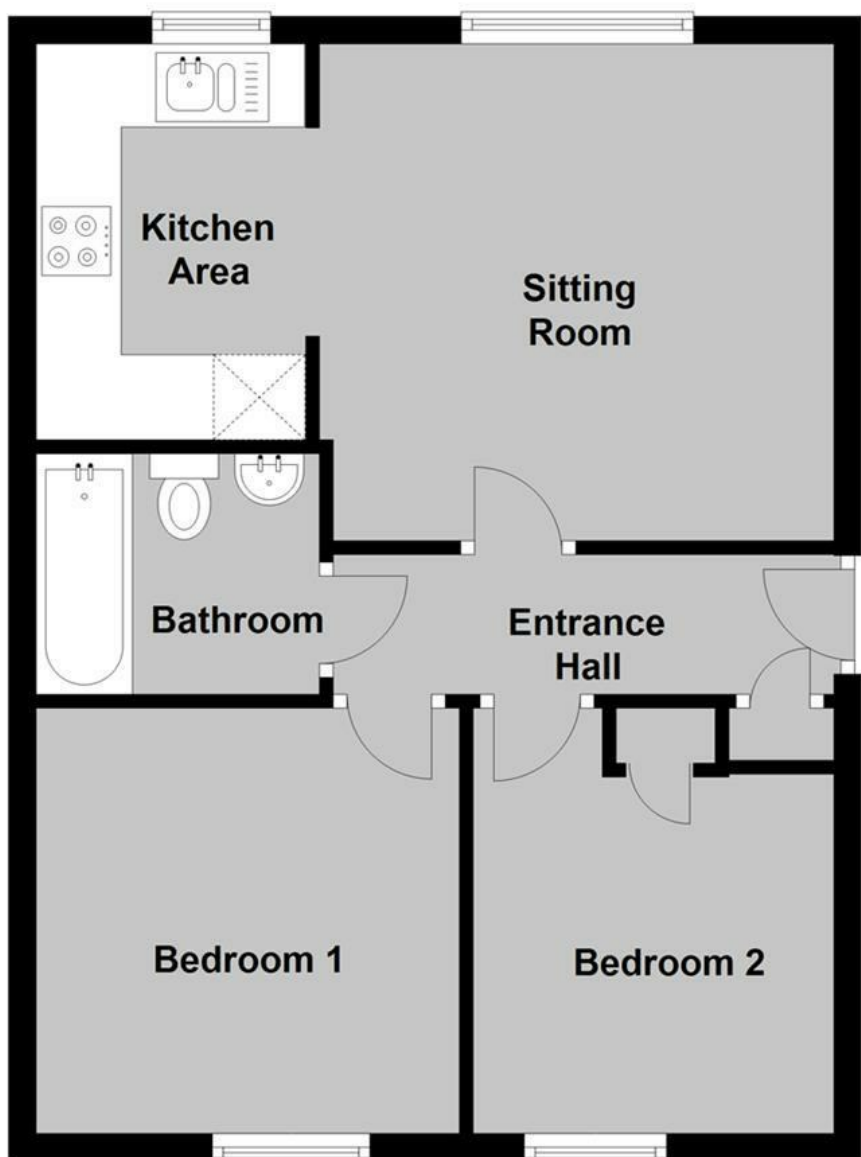
Christopher Hodgson Estate Agents are members of The Property Ombudsman

AGENTS NOTE

The interior images shown in these particulars are from another apartment within the same development, and indicate 'type of finish' only.



Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 45.8 sq. metres (492.7 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42

Christopher Hodgson Estate Agents for itself and as for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection and enquiry as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating

Very energy efficient - lower running costs

92-100 A
82-91 B
72-81 C
69-81 D
51-68 E
35-50 F
35-50 G

Energy efficient - higher running costs

78 7

England & Wales EU Directive

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

