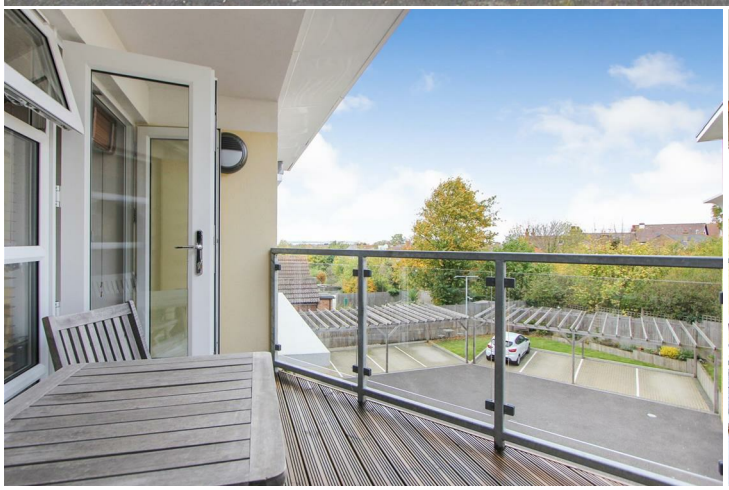
Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Whitstable

To Let **£1,100 PCM**

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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Whitstable

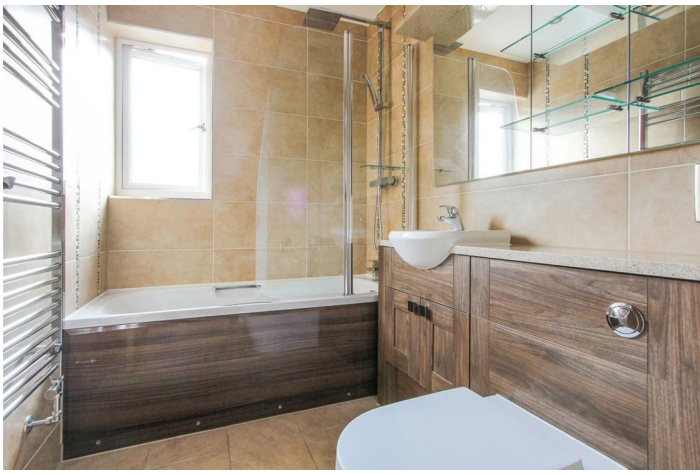
Apartment 6, Carlton Court The Bridge Approach, Whitstable, Kent, CT5 1FL

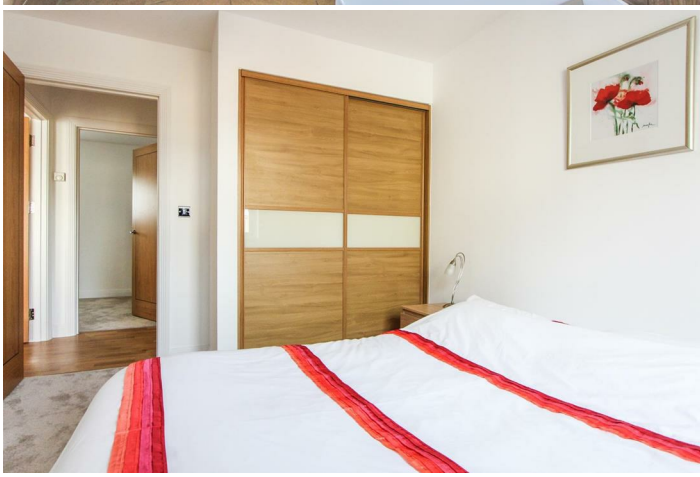
A spacious top floor apartment in a prestigious landmark building, ideally positioned moments from Whitstable station, Tankerton seafront (0.6 of a mile distant) and Whitstable's bustling High Street, which is less than a mile distant and offers a wide variety of independent shops and highly regarded restaurants.

The accommodation has been finished to a high specification in contemporary style and is arranged to provide an entrance hall, living room open-plan to a smartly fitted kitchen with integrated appliances and opening to a balcony with spectacular views over the town and to the sea, two double bedrooms and a sleek modern bathroom.

The apartment benefits from one allocated parking space in a secure gated car park.

No pets or smokers. Available from early June.



Location
The Bridge approach is conveniently situated on the Whitstable/Tankerton borders being accessible to either Tankerton or the fashionable town centre of Whitstable where a range of shops, schools, and recreational facilities can be found including a working harbour. Tankerton enjoys a well regarded range of amenities including shops, schools and bus routes as well as Tankerton slopes and its popular beach. Whitstable mainline railway station provides fast and frequent link to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Accommodation:
The accommodation and approximate measurements are:

- **Entrance Hall**

- **Living Room/Kitchen**
23'9" x 17'5" (7.24m x 5.31m)
at maximum points.

- **Bedroom 1**
12'11" x 8'3" (3.94m x 2.51m)

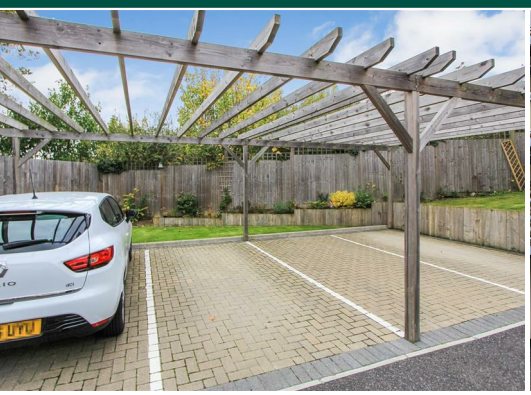
- **Bedroom 2**
11'4" x 9'9" (3.45m x 2.97m)
at maximum points.

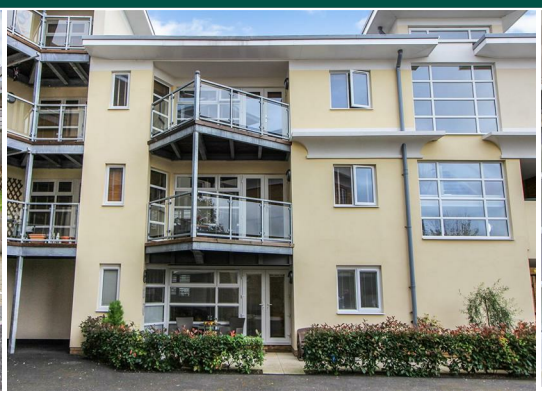
- **Bathroom**
8'3 x 5'5 (2.51m x 1.65m)
at maximum points.

- **Balcony**
10'4" x 6'4" (3.15m x 1.93m)
at maximum points.

Holding Deposit
£253 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,269 (or equivalent to 5 weeks rent)





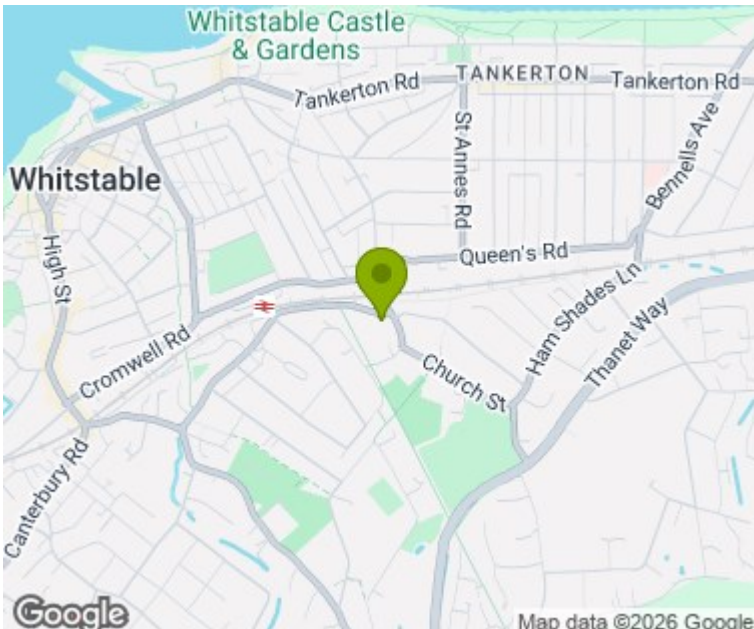




Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

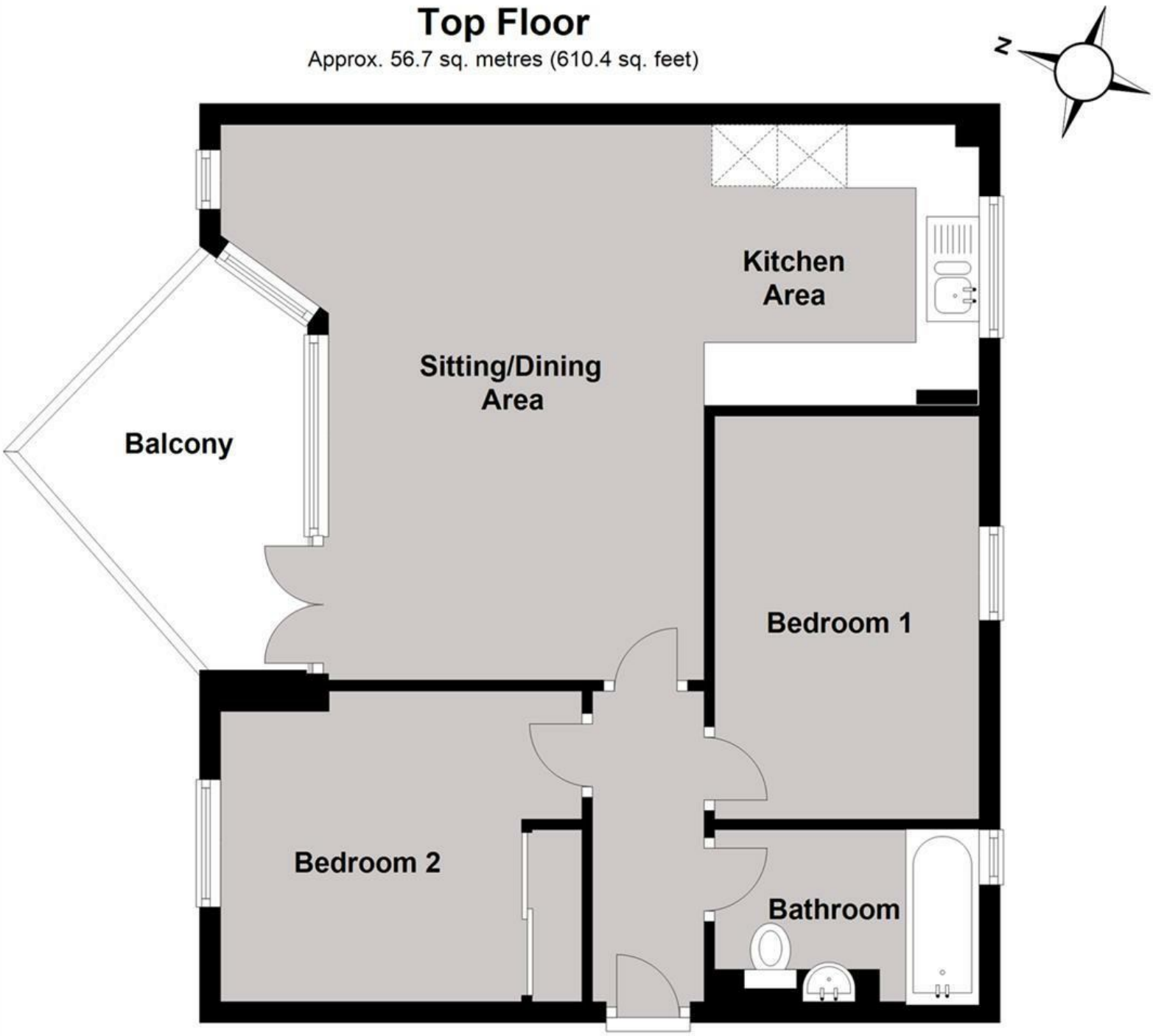
Client Money Protection
Provided by ARLA

Independent Redress Scheme
Christopher Hodgson Estate Agents are members of The Property Ombudsman



Top Floor

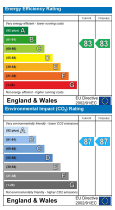
Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2023/2024 is £1,864.53

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



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