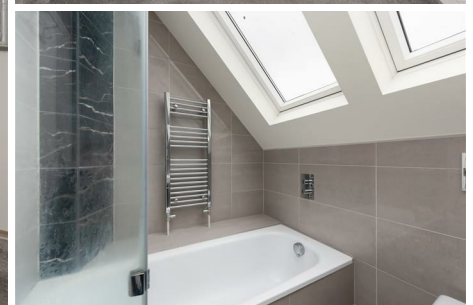


CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,150 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 3, 132 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

A stylish, modern second-floor apartment conveniently positioned moments away from the shops and amenities on Tankerton Road, a short and leisurely stroll from Tankerton Slopes and seafront and less than a mile from Whitstable mainline station.

This spacious apartment has been finished to a high

specification and provides contemporary open-plan living accommodation comprising a generous living room incorporating a smartly fitted kitchen with integrated appliances, two double bedrooms and a bathroom.

No smokers. Available immediately



LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

ACCOMMODATION

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

- Entrance Hall
- Sitting Room
20'5" x 15'6" (6.24m x 4.73m)
- Kitchen
10'4" x 7'9" (3.17m x 2.38m)
- Bedroom 1
14'7" x 12'5" (4.46m x 3.81m)

- Bedroom 2
10'9" x 8'10" (3.28m x 2.70m)
- Bathroom
7'5" x 5'7" (2.28m x 1.71m)

HOLDING DEPOSIT

£265 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,326 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

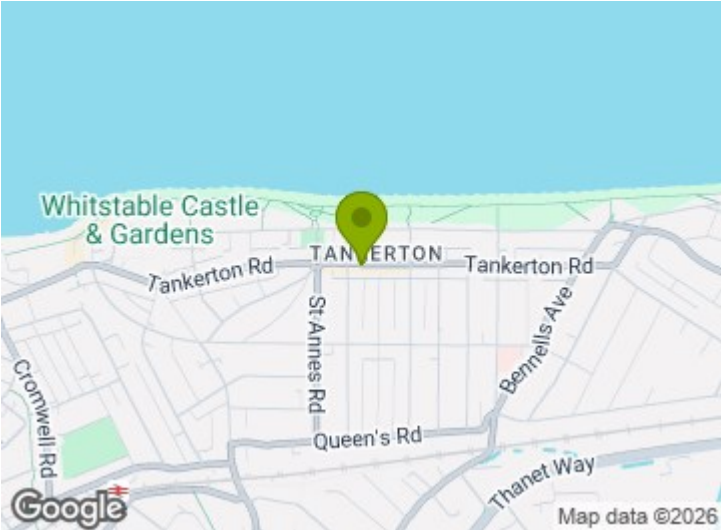
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website
<https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

CLIENT MONEY PROTECTION

Provided by ARLA

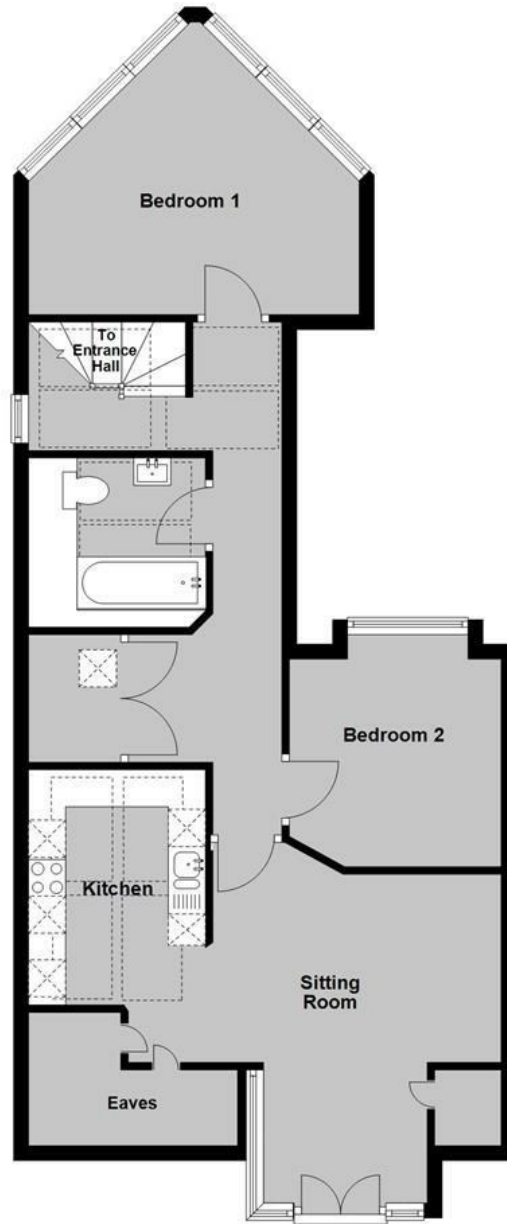
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Top Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



Total area: approx. 67.1 sq. metres (721.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	81	81
Some energy efficiency - higher running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - very high running costs	F		
Extremely poorly energy efficient - very high running costs	G		
England & Wales		EPC Rating	

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