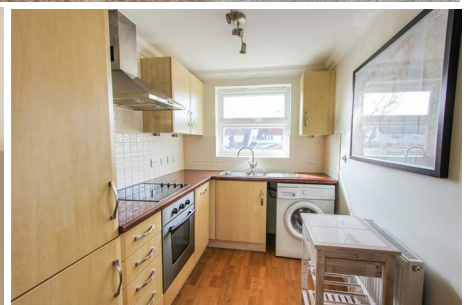


CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £950 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

Apartment 5 Bay Court, 2-4 Wynn Road, Tankerton, Whitstable, Kent, CT5 2JP

A bright and spacious first floor apartment forming part of a modern development situated within a prime central location, close to shops and amenities, a short stroll to Tankerton Slopes and seafront and less than one mile from Whitstable mainline station.

The property also benefits from an allocated parking space to the rear of the building.

No smokers. Available from late-February.

The apartment has recently been redecorated and provides a smartly presented and comfortably proportioned accommodation arranged to provide an entrance hall, living room with West facing Juliette balcony, a smartly fitted kitchen, a double bedroom and a bathroom.



LOCATION

Wynn Road is in a much sought after residential location in central Tankerton, conveniently positioned for access to local shopping and educational facilities, seafront and bus routes. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with mainline railway stations at Chestfield and Whitstable which offer frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes. The popular town of Whitstable is approximately 1.3 miles distant providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall
- Living Room
15'1" x 10'3" (4.60m x 3.12m)
- Kitchen
10'6" x 6'6" (3.20m x 1.98m)

- Bedroom
10'11" x 10'6" (3.34m x 3.20m)

- Bathroom

OUTSIDE

Parking

One allocated parking space, located to the rear of the building and accessed via Wynn Road.

HOLDING DEPOSIT

£219 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,096 (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

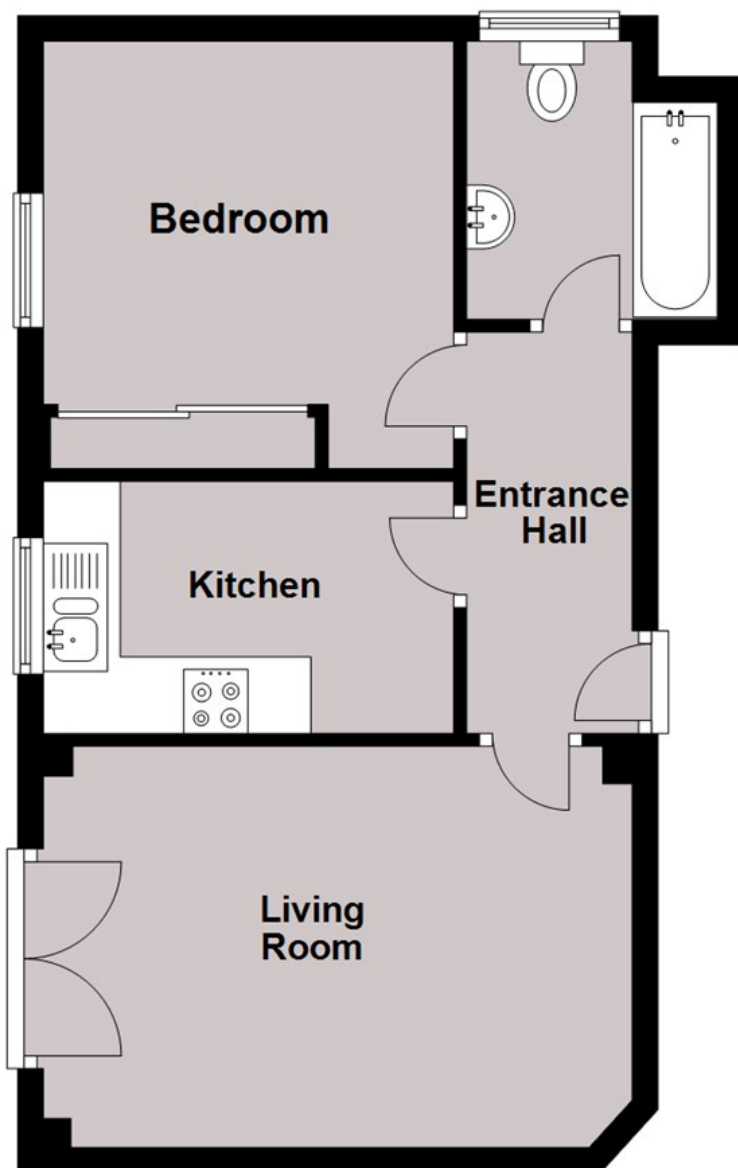
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 40.8 sq. metres (438.8 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, searches, enquiries and survey 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	79	80
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		EPC Decrement	

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

