Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

To Let **£800 PCM**

...for Coastal, Country & City living.

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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

Flat 2, 1 Cromwell Road, Whitstable, Kent, CT5 1NW

A recently refurbished first floor flat forming part of this attractive period building, in a highly desirable location within the conservation area, conveniently positioned within moments of the bustling High Street with it's boutique shops and highly regarded restaurants, and a short stroll to the beach and famous working harbour. Whitstable station is less than 500 metres distant.

The comfortably proportioned accommodation is presented in contemporary style throughout, and is arranged to provide a generous living room, a smartly fitted kitchen, one double bedroom, and a shower room.

No pets or smokers. Available from mid May.

Location
Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and water sport facilities. The mainline railway station at Whitstable provides 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 accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation
The accommodation and approximate measurements are:

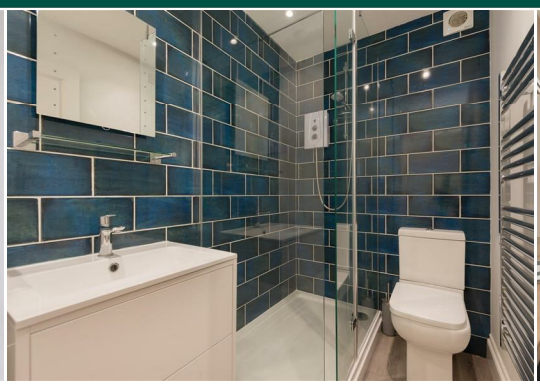
- **Entrance Hall**
  4'11" x 4'2" (1.52m x 1.28m)
  at maximum points.

- **Sitting Room**
  14'4" x 9'6" (4.38m x 2.90m)
  at maximum points.

- **Kitchen**
  12'0" x 7'5" (3.66m x 2.26m)
  at maximum points.

- **Bedroom**
  12'0" x 7'2" (3.66m x 2.18m)
  at maximum points.

- **Shower Room**



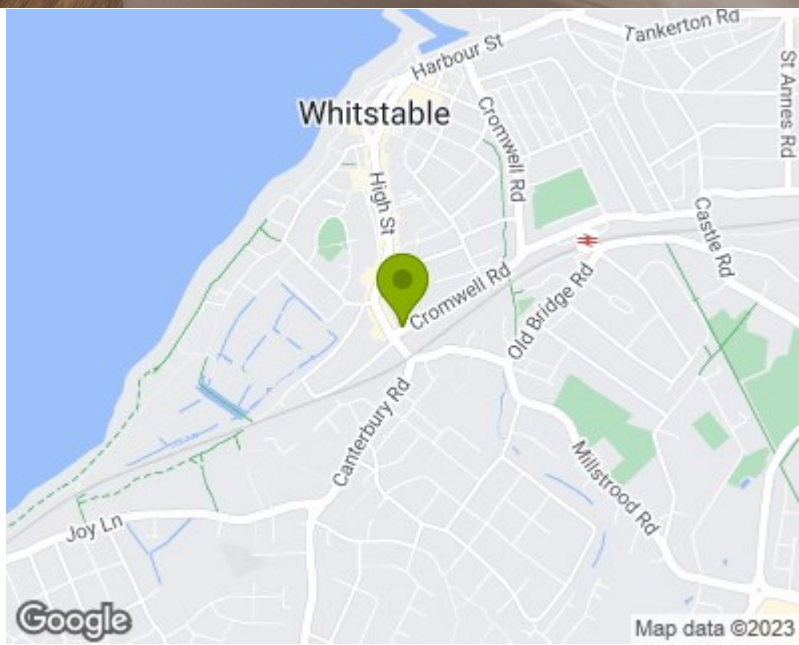
Holding Deposit
£184 (or equivalent to 1 weeks rent)

Tenancy Deposit
£923 (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

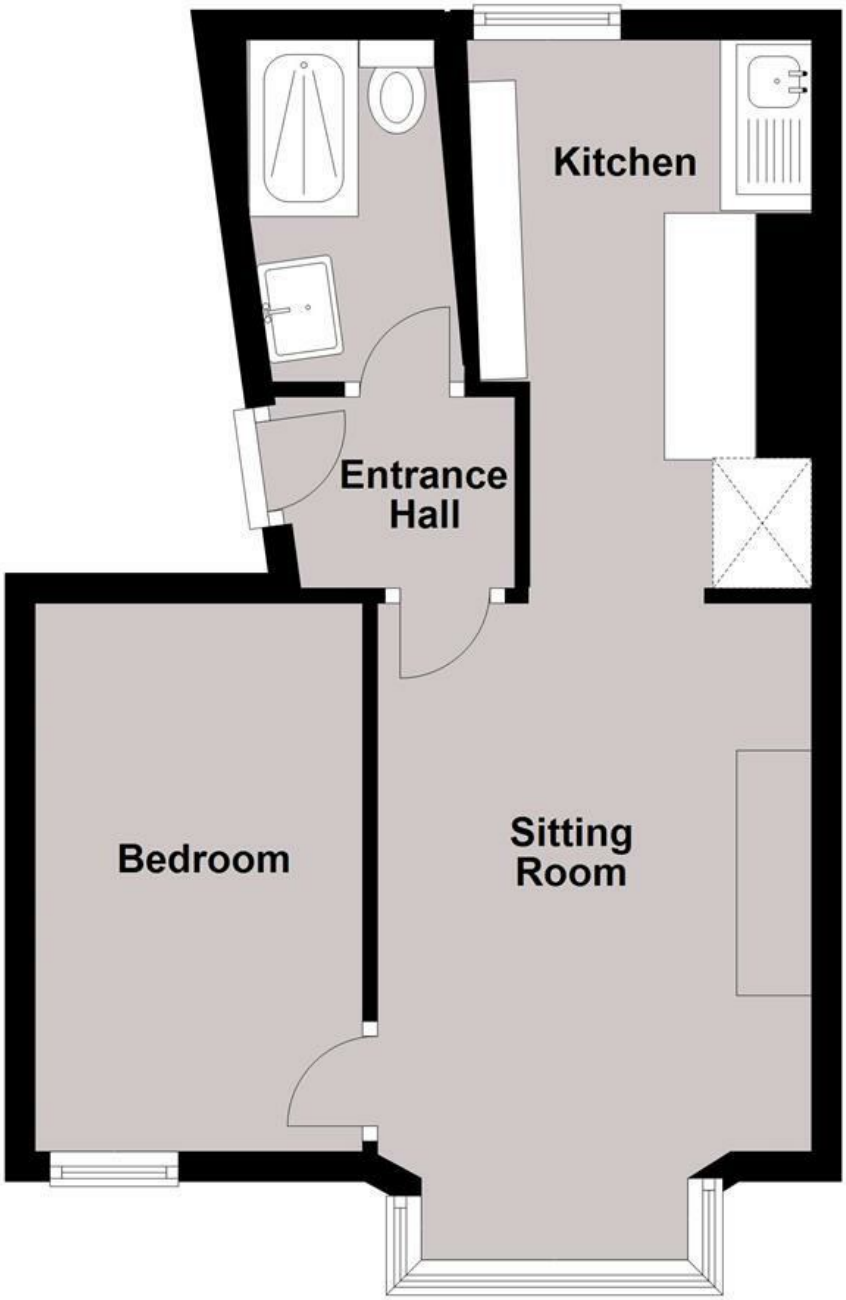
Client Money Protection
Provided by ARLA

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



First Floor

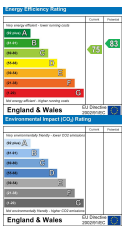
Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 33.5 sq. metres (360.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2023/2024 is £1,398.40

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



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