

CHRISTOPHER HODGSON



Whitstable

To Let £1,150 PCM



Whitstable

11 Maugham Court, Whitstable, Kent, CT5 4RR

A smartly presented, purpose built ground floor flat situated in a desirable development within close proximity to Whitstable's bustling High Street, bus routes, the seafront and Whitstable station which is less than a mile distant.

The generously proportioned accommodation is arranged to provide an entrance hall, sitting/dining room flooded

with natural light, a modern kitchen, two bedrooms and a bathroom. The property benefits from it's own private entrance and use of the communal gardens. A garage in a block provides parking for one vehicle.

No Smokers. Available Immediately.



LOCATION

Maugham Court is a popular cul-de-sac off Saddleton Road which is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links 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 M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
11'8" x 10'11" (3.57m x 3.33m)
- Sitting/Dining Room
16'6" x 10'11" (5.03m x 3.34m)
- Kitchen
10'0" x 8'10" (3.07m x 2.70m)
- Bedroom 1
15'0" x 9'3" (4.58m x 2.84m)

- Bedroom 2
11'4" x 7'10" (3.47m x 2.41m)
- Bathroom
6'6" x 6'0" (2.00m x 1.83m)

OUTSIDE

- Garage

HOLDING DEPOSIT

£265 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

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

TENANCY INFORMATION

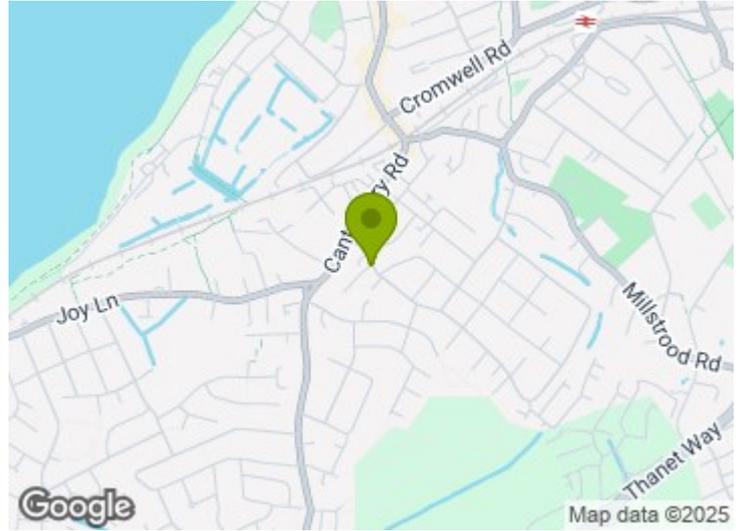
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

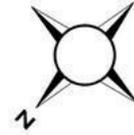
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

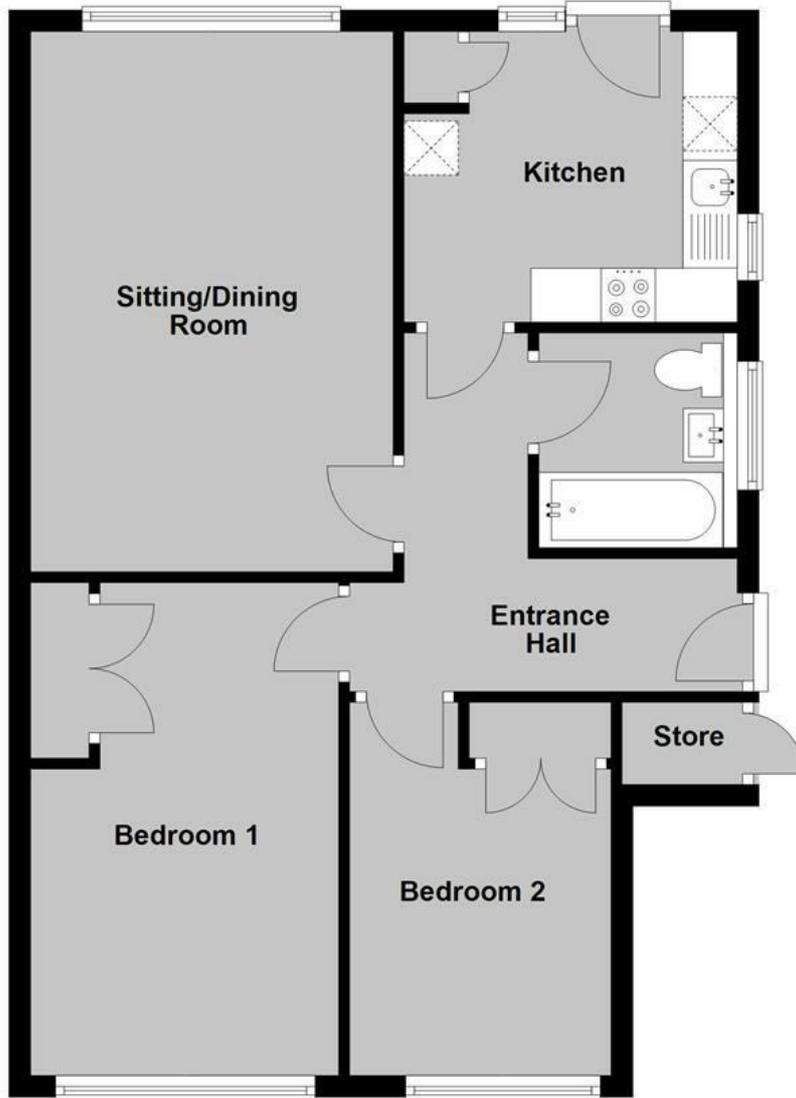
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Ground Floor

Approx. 59.0 sq. metres (635.4 sq. feet)



Total area: approx. 59.0 sq. metres (635.4 sq. feet)

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

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| Energy Efficiency Rating | | Current | Target |
|---|---|---------|--------------------|
| 100 kWh/m ² per year (lower is better) | A | | |
| 71 kWh/m ² per year (lower is better) | B | | |
| 55 kWh/m ² per year (lower is better) | C | 74 | 76 |
| 48 kWh/m ² per year (lower is better) | D | | |
| 41 kWh/m ² per year (lower is better) | E | | |
| 35 kWh/m ² per year (lower is better) | F | | |
| 27 kWh/m ² per year (lower is better) | G | | |
| Minimum Energy Efficiency Standard (MEES) | | | |
| England & Wales | | E0 | December 2020/2025 |

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