Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Whitstable

To Let £1,050 PCM

...for Coastal, Country & City living.

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Whitstable

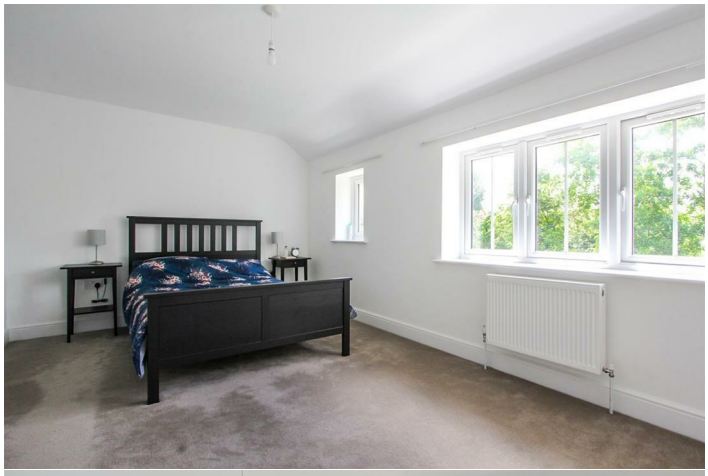
5 Gorwell Place Millstrood Road, Whitstable, Kent, CT5 1QF

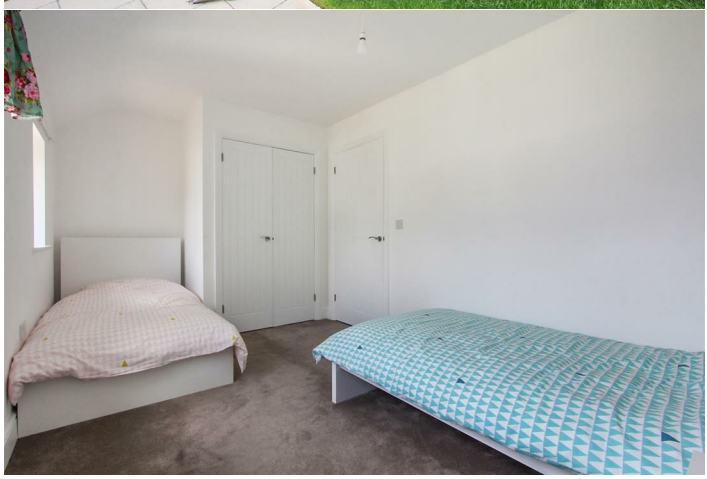
Gorwell Place is a collection of newly completed homes in a peaceful cul-de-sac, conveniently positioned for access to Whitstable town centre, the sea front, highly regarded schools, Tesco supermarket and Whitstable station which is 0.7 of a mile distant.

Plot 5 benefits from accommodation totaling approximately 874.5 sq ft (81 m) and is arranged to provide an entrance hall, large open-plan living area incorporating a sleek fitted kitchen and bi-folding doors opening to a private rear garden. To the first floor there are two double bedrooms and a contemporary modern bathroom.

The rear garden will be laid to lawn and benefits from a natural stone terrace. One allocated parking space.

No pets or smokers. Immediately available.



Location
Millstrood Road is a sought after residential location and is conveniently positioned for access to schools, shops, supermarkets and Whitstable mainline railway station is just 0.7 of a mile distant and offers 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 also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

Whitstable itself provides a highly regarded range of shopping facilities including mainstream retailers and boutique shops as well as a variety of cafes, bars and well-regarded seafood restaurants for which the town has become renowned. The beach is also accessible where a range of watersports facilities can be enjoyed.

Accommodation
The accommodation and approximate measurements are:

- **Kitchen/Living Room**
  27'11" x 15'8" (8.51m x 4.78m)
  at maximum points
- **Cloakroom**
- **Bedroom 1**
  15'8 x 11'9 (4.78m x 3.58m)
  at maximum points
- **Bedroom 2**
  15'8 x 8'5 (4.78m x 2.57m)
  at maximum points
- **Bathroom**
  9'3 x 8'1 (2.82m x 2.46m)
  at maximum points
- **Rear Garden**
- **Parking**
  One allocated parking space.



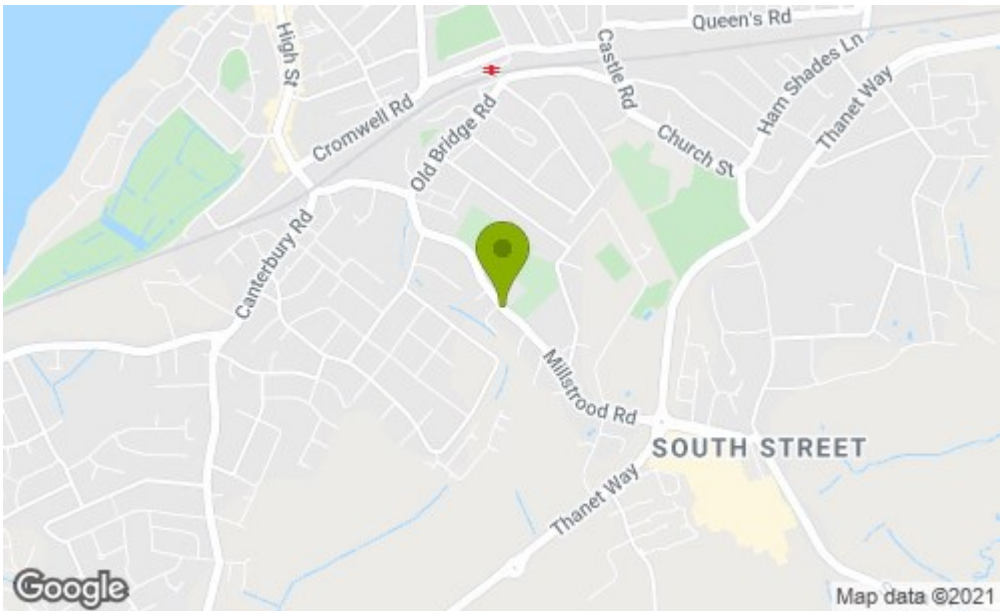
Holding Deposit
£242 (or equivalent to 1 weeks rent)

Tenancy Deposit
£1,211 (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

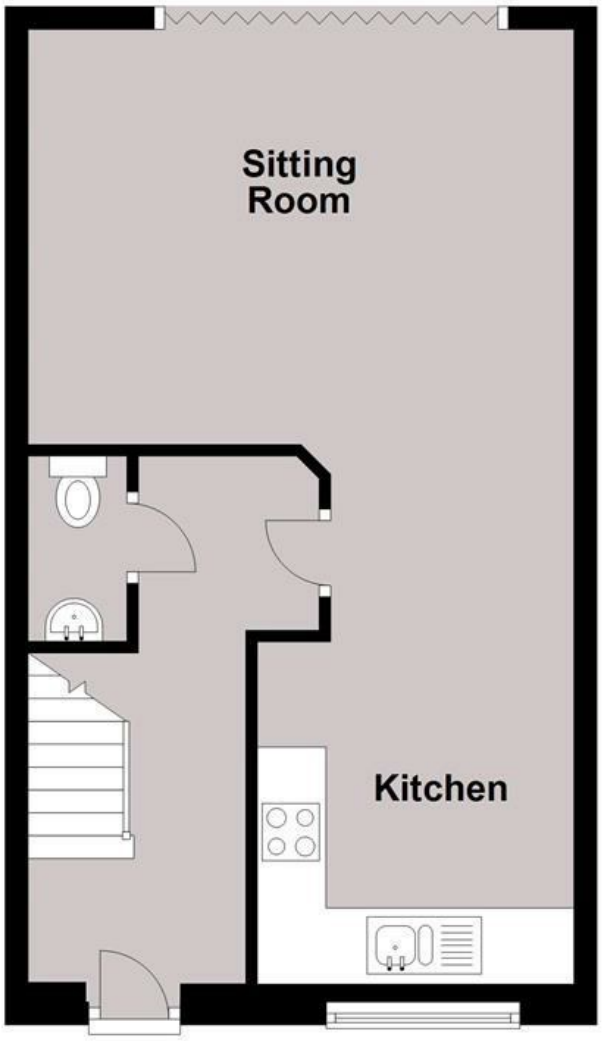
Client Money Protection
Provided by ARLA

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



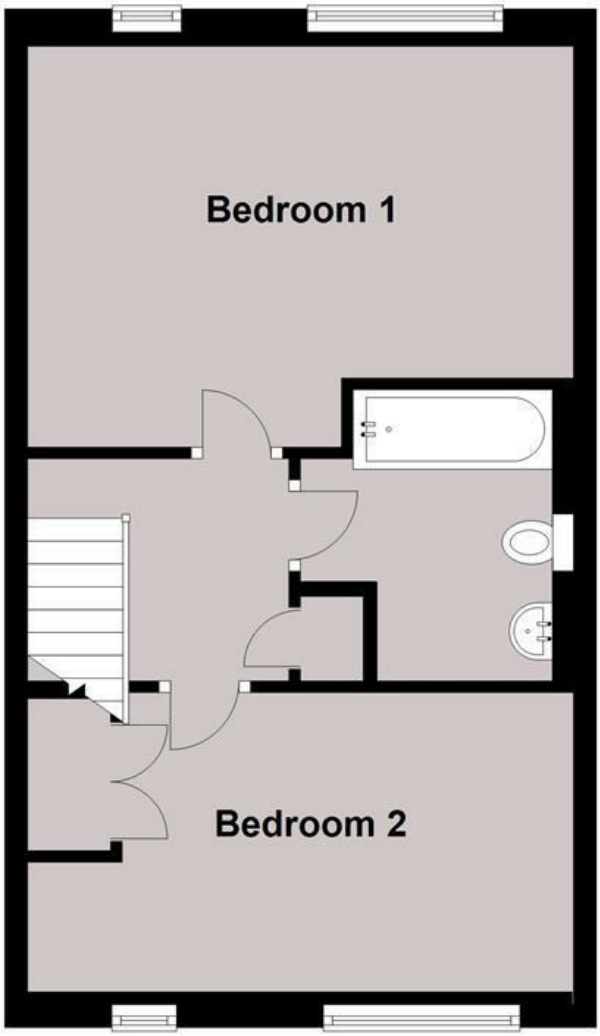
Ground Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)

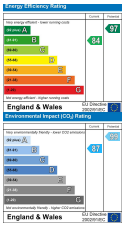


Total area: approx. 81.2 sq. metres (874.5 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2021/2022 is £1,723.51.

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

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