Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Whitstable

To Let £1,150 PCM

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

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

Apartment 9, Chaucer House, Wheatley Road, Whitstable, Kent, CT5 1FT

A spacious and smartly presented first floor apartment forming part of a stylish development in central Whitstable, situated a little over 300 metres from Whitstable station and within close proximity to the town centre, seafront and harbour.

This spacious apartment has been finished to a high specification with premium fixtures and fittings, engineered oak flooring with underfloor heating and a quality German made kitchen by 'Hacker' with integrated Bosch appliances. The generous accommodation comprises an entrance hall, living room open-plan to kitchen, two double bedrooms and a contemporary bathroom. The development is serviced by a lift and the apartment benefits from one allocated parking space located to the rear of the building.

No pets or smokers. Immediately available.






Location
Wheatley Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins . 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 are:

- **Entrance Hall**

- **Living Room**
17'10 x 15'10 (5.44m x 4.83m)
at maximum points

- **Kitchen**
12'1 x 6'6 (3.68m x 1.98m)
at maximum points

- **Bedroom 1**
14'1 x 10'4 (4.29m x 3.15m)
at maximum points

- **Bedroom 2**
14'1 x 8'8 (4.29m x 2.64m)
at maximum points

- **Bathroom**
10'6 x 6'2 (3.20m x 1.88m)
at maximum points.

Parking
There is one allocated parking space to the rear of the building (numbered 15).

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/Tenants

Client Money Protection
Provided by ARLA

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

Video Tour Available
Please view the video tour for this property, and contact us to discuss arranging a physical viewing,

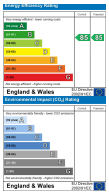




APARTMENT 9
71.8 sq m / 773 sq ft

Council Tax Band C. The amount payable under tax band C for the year 2021/2022 is £1723.51.

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



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.

Folio No. 5919/WR