Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Tankerton, Whitstable

To Let **£850 PCM**

...for Coastal, Country & City living.

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Tankerton, Whitstable

Flat 11 The Cloisters Queens Road, Tankerton, Whitstable, Kent, CT5 2FZ

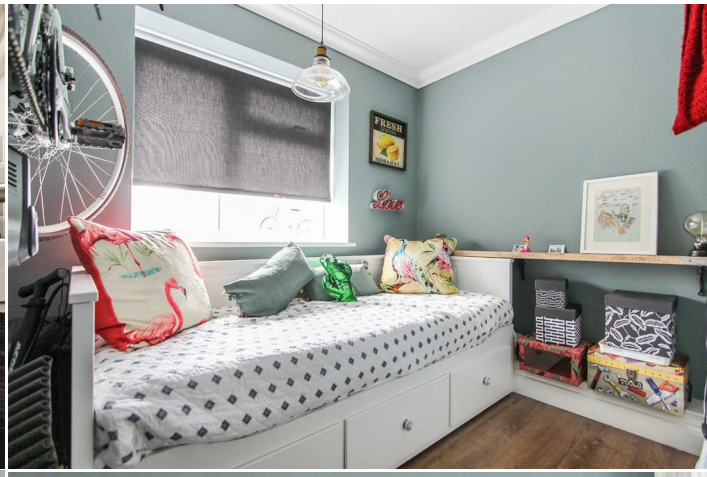
VIDEO TOUR AVAILABLE

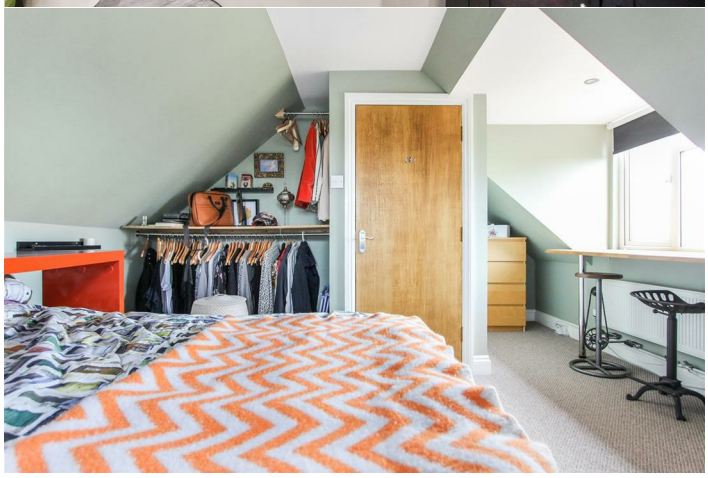
A comfortably proportioned first and second floor duplex apartment forming part of a desirable development in the heart of central Tankerton. The property is conveniently situated for access to shops, schools, bus routes, the seafront (0.4 of a mile distant) and Whitstable mainline railway station (0.4 of a mile distant).

The property offers light and spacious accommodation arranged over two floors to provide an entrance hall, sitting/dining room, a stylish separate kitchen, 2 bedrooms and a modern family bathroom. The master bedroom enjoys views across Whitstable bay towards the Isle of Sheppey in the distance. To the rear of the building the apartment benefits from access to communal gardens and one allocated parking space.

No pets or smokers. Available from July.









Location
Queens Road is a highly desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable mainline railway stations offer frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is less than 1 mile distant and provides a good range of shopping facilities as well as fashionable restaurants and recreational amenities. 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:

- **Communal Entrance Hall**

- **Entrance Hall**
13'8" x 5'10" (4.17m x 1.78m)
at maximum points.

- **Sitting/Dining Room**
14'7" x 13'5" (4.45m x 4.09m)
at maximum points.

- **Kitchen**
8'0" x 6'9" (2.44m x 2.08m)
at maximum points.

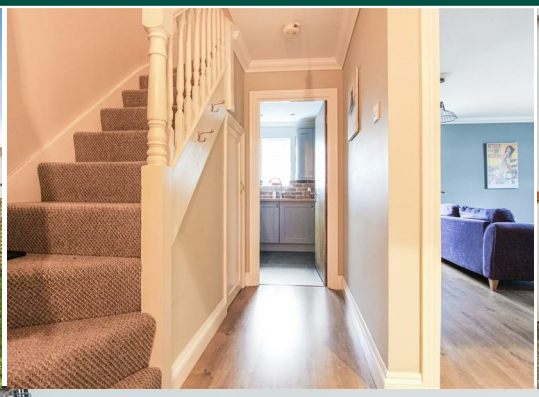
- **Bedroom 2**
10'2" x 8'5" (3.10m x 2.57m)
at maximum points.

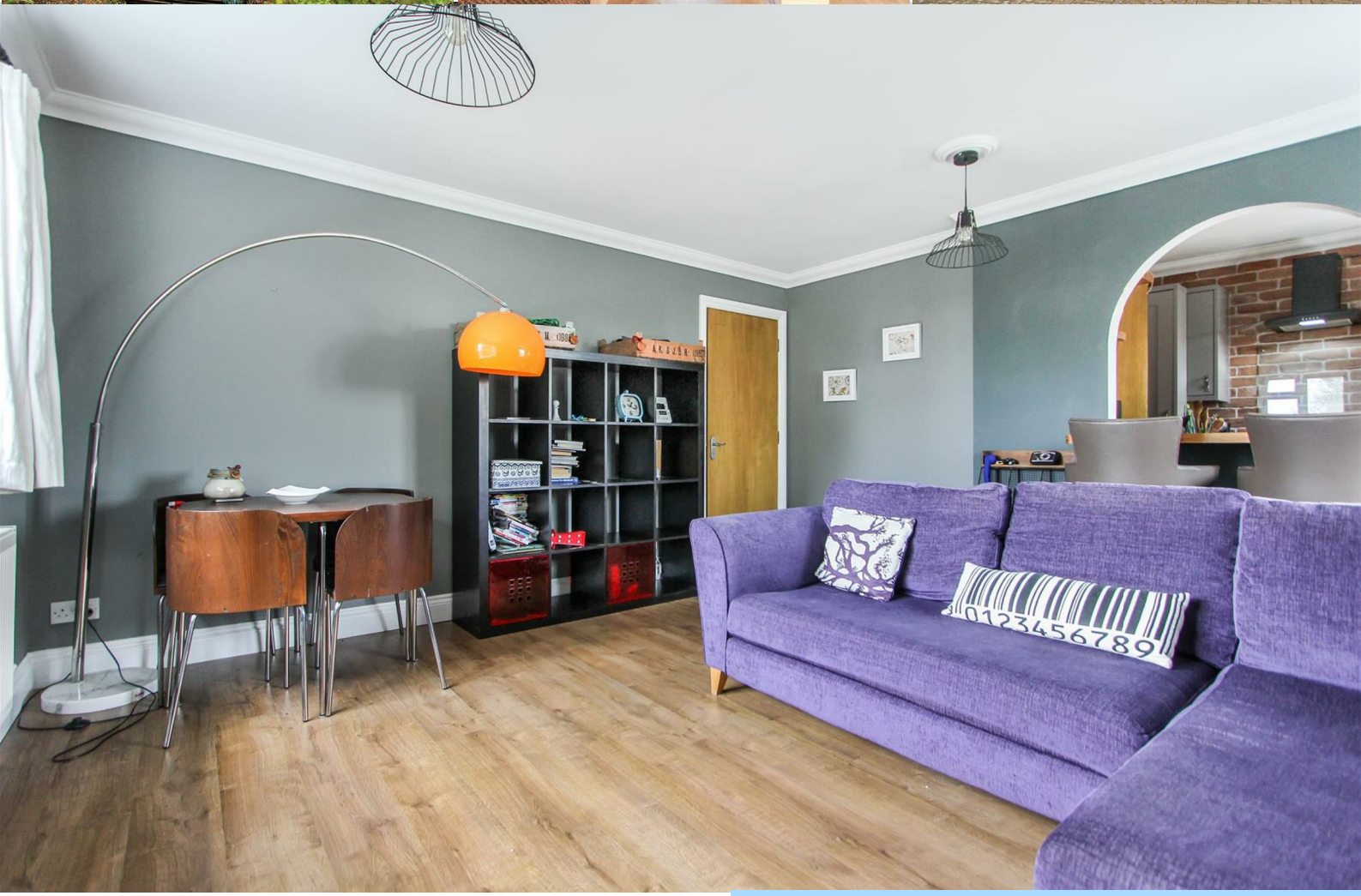
- **Bathroom**
8'2" x 5'1" (2.49m x 1.55m)
at maximum points.

- **Bedroom 1**
14'11" x 13'1" (4.55m x 3.99m)
at maximum points.

- **Communal Gardens**

- **Parking**
One allocated parking space



Holding Deposit
£196 (or equivalent to 1 weeks rent)

Tenancy Deposit
£980 (or equivalent to 1 weeks rent)

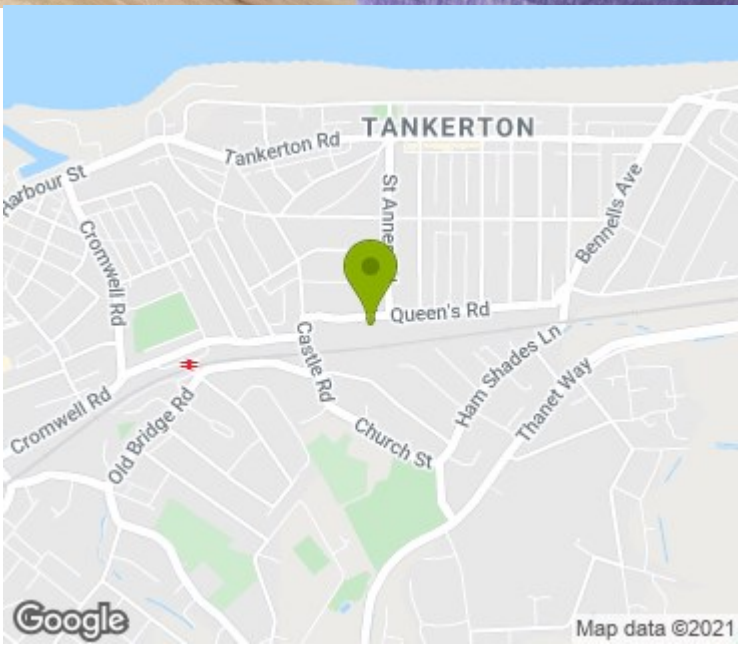
Water Charge
A contribution for water charges is included in the rental price for the property each month

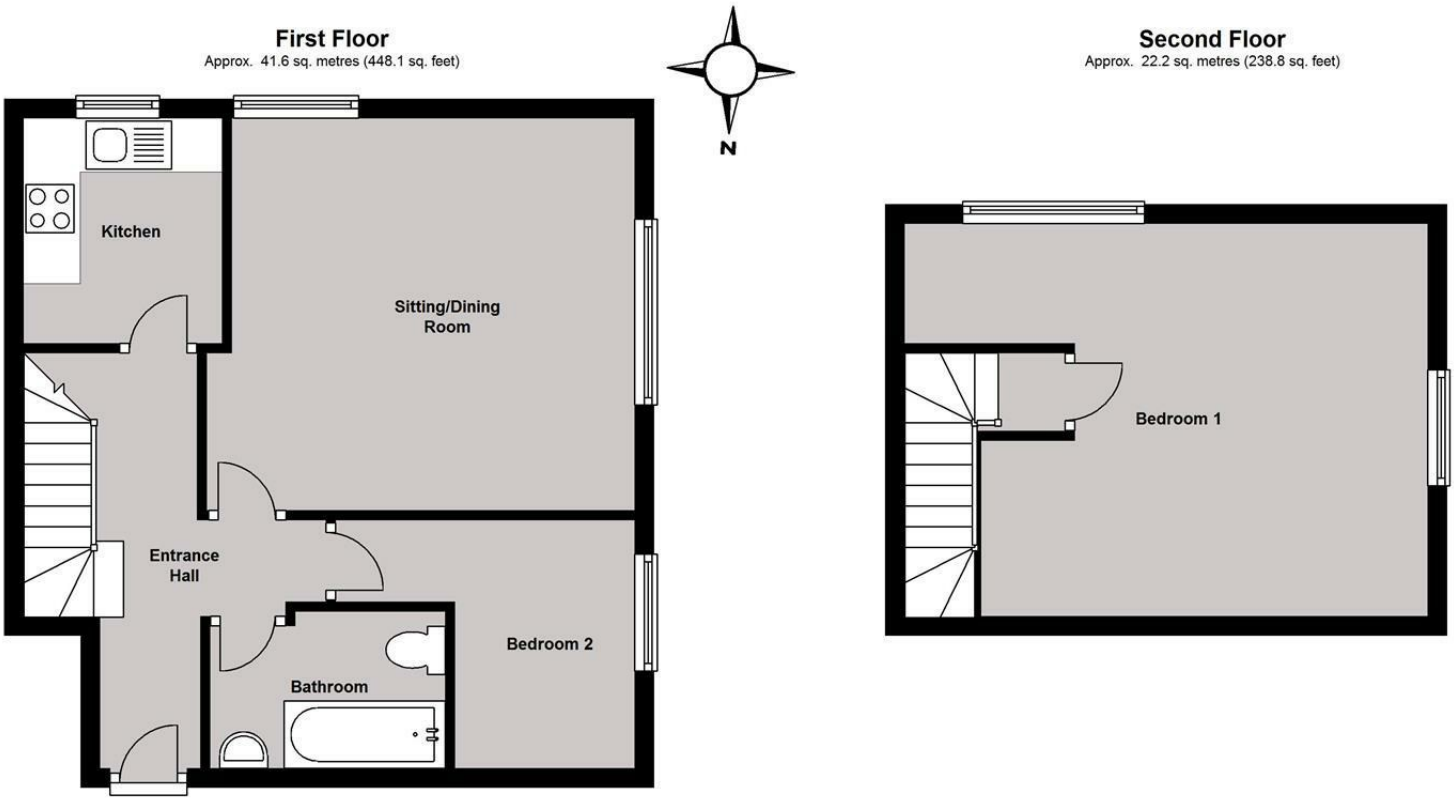
Tenancy Information
For full details on the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Proection
Provided by ARLA

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

Video Tour Available
We won't let social distancing measures stop you from seeing this property. Please contact us to request the video tour and to discuss arranging a physical viewing



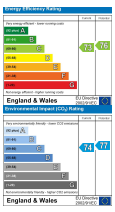


Total area: approx. 63.8 sq. metres (687.0 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2020/2021 is £1,233.31

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

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