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.

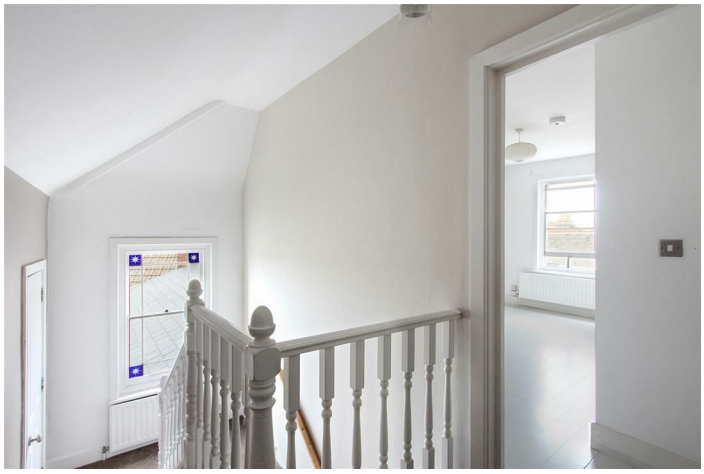
Whitstable

Flat 4, 38 Oxford Street, Whitstable, Kent, CT5 1DG

A bright and spacious first and second floor maisonette flat within a substantial period building, just off Whitstable's fashionable High Street. The property is ideally positioned moments from cafes, boutique shops, independent galleries, highly regarded restaurants and a short and pleasant stroll to the charming seafront and working harbour, for which the town is renowned. Whitstable mainline station is half a mile distant.

The accommodation is presented in smart contemporary style throughout and is arranged to provide a bright and spacious open-plan living room with kitchen, a double bedroom and a bathroom.

No pets or smokers. Available from mid May.



Location
Oxford Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, highly regarded restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 minutes and to the surrounding area. 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 offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

Accommodation
The accommodation and approximate measurements are:

- **Communal Entrance Hall**

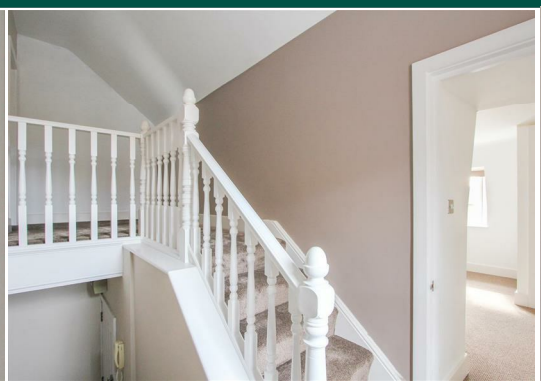
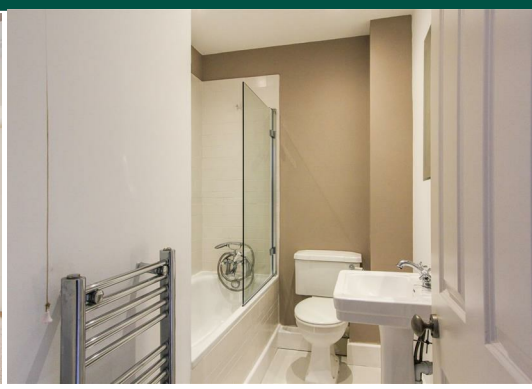
- **Sitting/Dining Room**
17'3" x 15'0" (5.27m x 4.56m)
at maximum points.

- **Bedroom**
13'9" x 12'10" (4.19m x 3.91m)
at maximum points.

- **Bathroom**
8'6" x 5'6" (2.59m x 1.68m)
at maximum points.

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

Tenancy Deposit
£923 (or equivalent to 5 weeks rent)

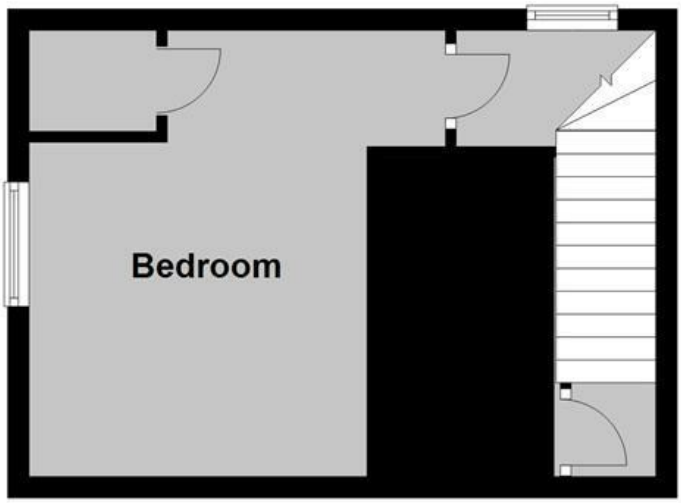
Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

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

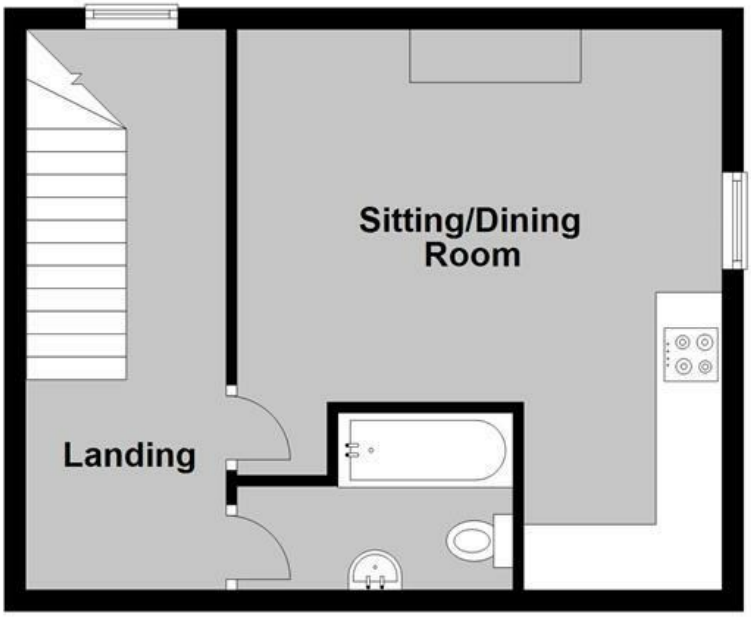
First Floor

Approx. 24.7 sq. metres (265.5 sq. feet)



Second Floor

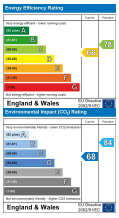
Approx. 34.5 sq. metres (370.8 sq. feet)



Total area: approx. 59.1 sq. metres (636.4 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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