



Tankerton, Whitstable

To Let **£850 PCM**

...for Coastal, Country & City living.

Tankerton, Whitstable

Flat 2 Jubilee Court, 160 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2BN

A modern purpose-built ground floor apartment in a highly desirable central Tankerton location, less than 100 metres from Tankerton Slopes and seafront, moments from shops, bus routes, amenities on Tankerton Road, and one mile from Whitstable station.

The generously proportioned accommodation benefits from its own private entrance and is arranged to provide a living room, kitchen, one double bedroom, a study and a recently installed and smartly fitted bathroom.

The property benefits from one allocated parking space located to the rear of the building, accessed via a 10ft right of way from Graystone Road.

No pets or smokers. Available from early March.



Location

Tankerton Road is a much sought after road in central Tankerton, conveniently positioned for access to shops on Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes 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. The popular town of Whitstable is approximately 0.7 of a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops, as well as fashionable restaurants, cafe bars, the harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

Accommodation

The accommodation and approximate measurements are:

- **Living Room**
16'3" x 10'5" (4.95m x 3.18m)
at maximum points.
- **Kitchen**
8'3" x 7'4" (2.52m x 2.23m)
at maximum points.
- **Bedroom**
11'7" x 8'7" (3.53m x 2.62m)
at maximum points.

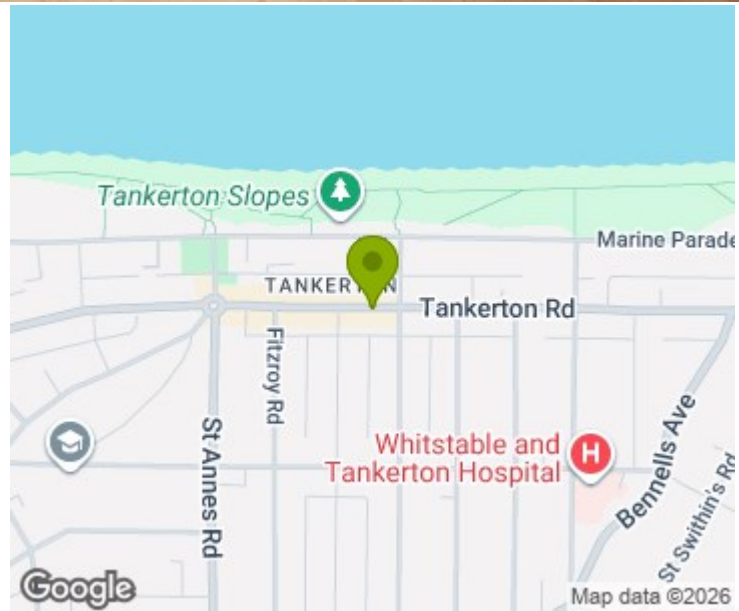


- **Study**
8'5" x 6'2" (2.57m x 1.88m)
at maximum points.
- **Bathroom**
- **Parking**
One allocated parking space to the rear of the building.
- Holding Deposit**
£196 (or equivalent to 1 weeks rent)
- Tenancy Deposit**
£980 (or equivalent to 5 weeks rent)

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

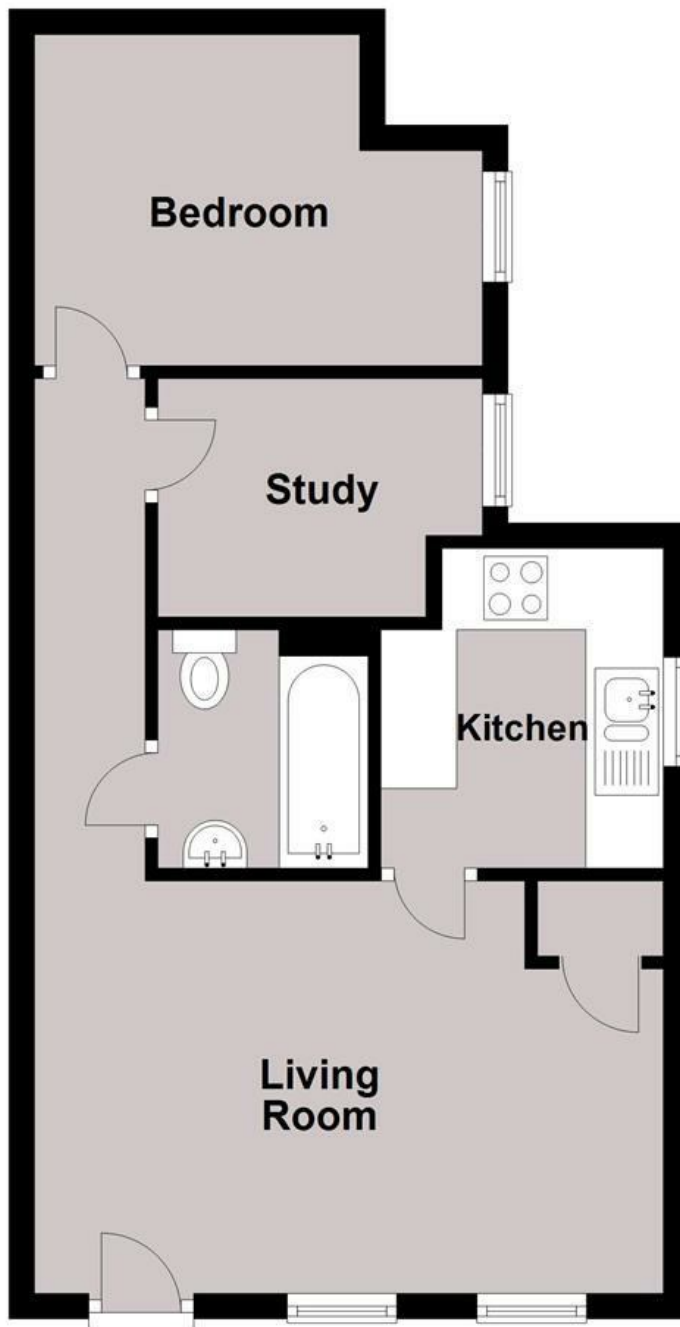
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Provided by ARLA

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



Ground Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 42.4 sq. metres (456.9 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2022/2023 is £1,553.93

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

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