Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







Whitstable

To Let **£825 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

Apartment 19, Chaucer House, Wheatley Road, Whitstable, Kent, CT5 1FT

A modern second 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, a double bedroom 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. Available from late July.



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**
23'2 x 18'1 (7.06m x 5.51m)
at maximum points and incorporating:-

- **Kitchen**

- **Bedroom**
14'7 x 13'3 (4.45m x 4.04m)

- **Bathroom**
7'4 x 6'6 (2.24m x 1.98m)

Parking
There is one allocated parking space to the rear of the building.

Holding Deposit
£190 (or equivalent to 1 weeks rent)

Tenancy Deposit
£951 (or equivalent to 5 weeks rent)







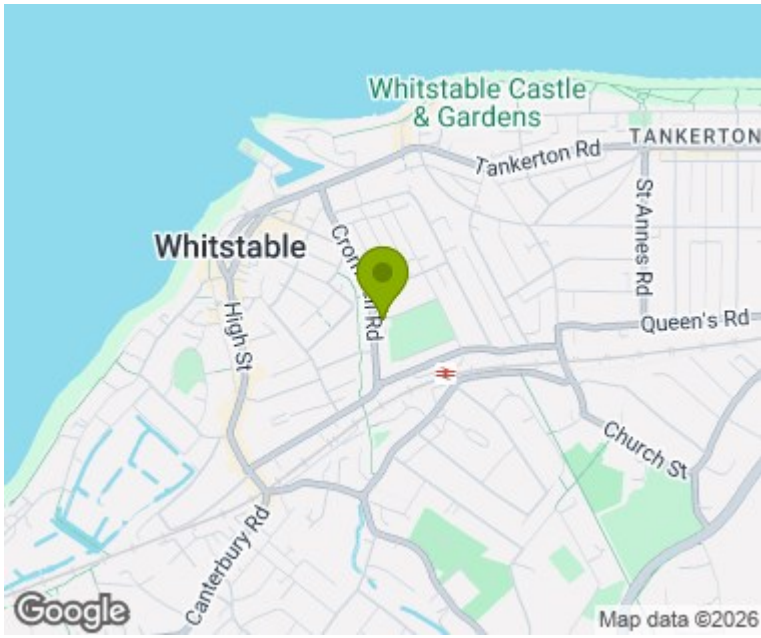


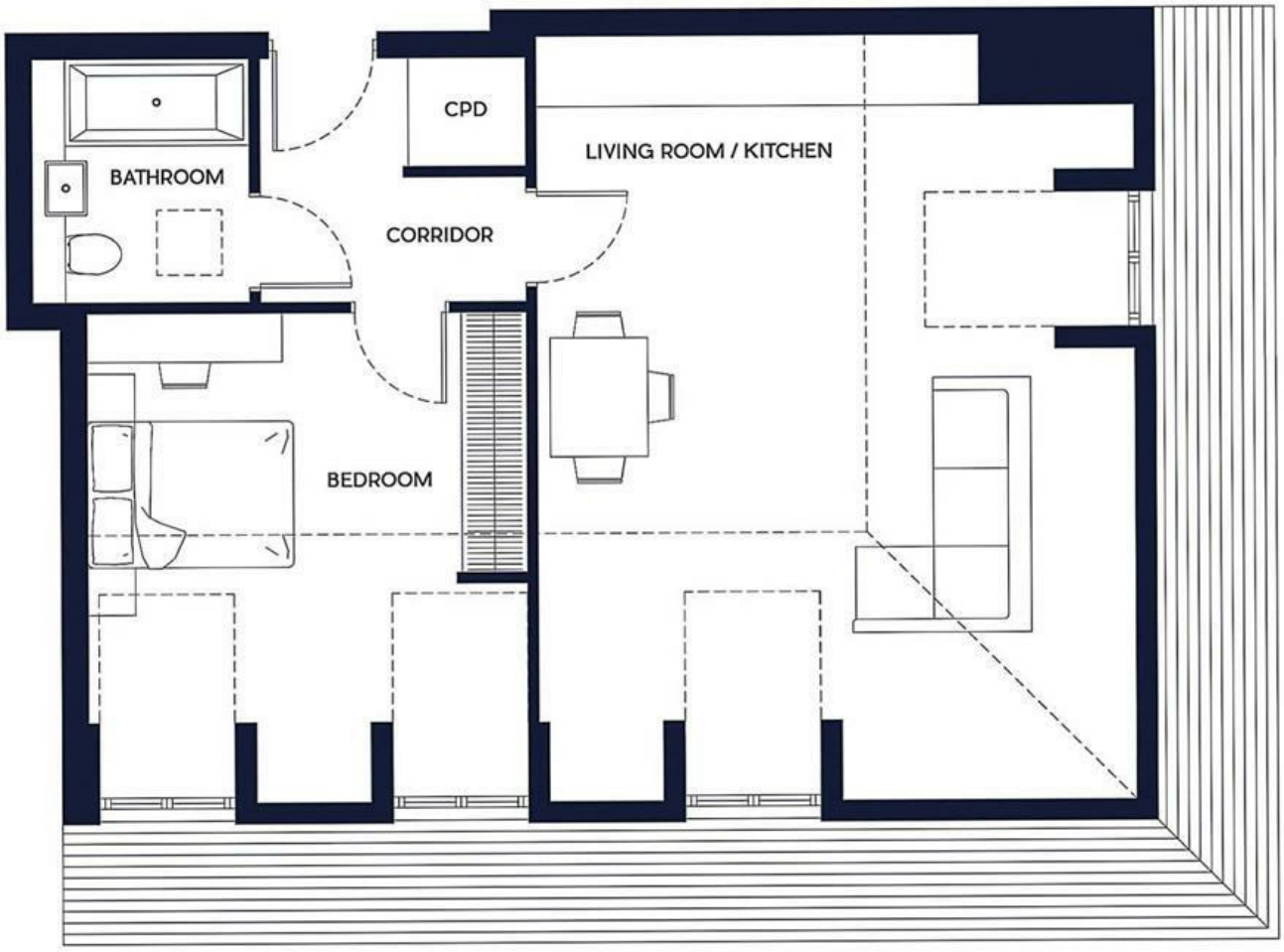
Tenancy Information
For dull details of the costs associated with renting a proeprty through Christopher Hodgson Estate Agents, please visit out website www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

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

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



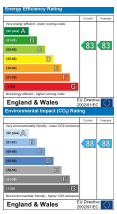


APARTMENT 19

66.2 sq m / 713 sq ft

Council Tax Band C. The amount payable under tax band C for the year 2020/2021 is £1,644.42.

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



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