Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS







# Whitstable

To Let **£950 PCM**

...for Coastal, Country & City living.

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# Whitstable

## 9 Maugham Court, Saddleton Road, Whitstable, Kent, CT5 4RR

A smartly presented, purpose built ground floor flat situated in a desirable development within close proximity to Whitstable's bustling High Street, bus routes, the seafront and Whitstable station which is less than a mile distant.

The generously proportioned accommodation is arranged to provide an entrance hall, living room flooded with natural light, a modern kitchen, two bedrooms and a bathroom. The property benefits from it's own private entrance and use of the communal gardens. A garage in a block provides parking for one vehicle.

No pets or smokers. Available immediately.









**Location**
Maugham Court is a popular cul-de-sac off Saddleton Road which is a highly desirable location situated within close proximity to central Whitstable being accessible to shops, bus routes, station, golf course and to the beach. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) approximately 80 minutes. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. 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:

**GROUND FLOOR**

- **Entrance Hall**
  6'6" x 3'3" (1.99m x 0.99m)
  at maximum points.

- **Living Room**
  16'7" x 10'10" (5.05m x 3.30m)
  at maximum points.

- **Kitchen**
  10'0" x 9'3" (3.05m x 2.82m)
  at maximum points.

- **Bedroom 1**
  15'0" x 9'4" (4.57m x 2.84m)
  at maximum points.

- **Bedroom 2**
  11'5" x 8'0" (3.48m x 2.44m)
  at maximum points.







• Bathroom
6'4" x 6'0" (1.93m x 1.83m)
at maximum points.

OUTSIDE

• Communal Gardens

• Garage
16'3" x 8'2" (4.95m x 2.49m)
at maximum points.

Holding Deposit
£219(or equivalent to 1 weeks rent)

Deposit
£1,096(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

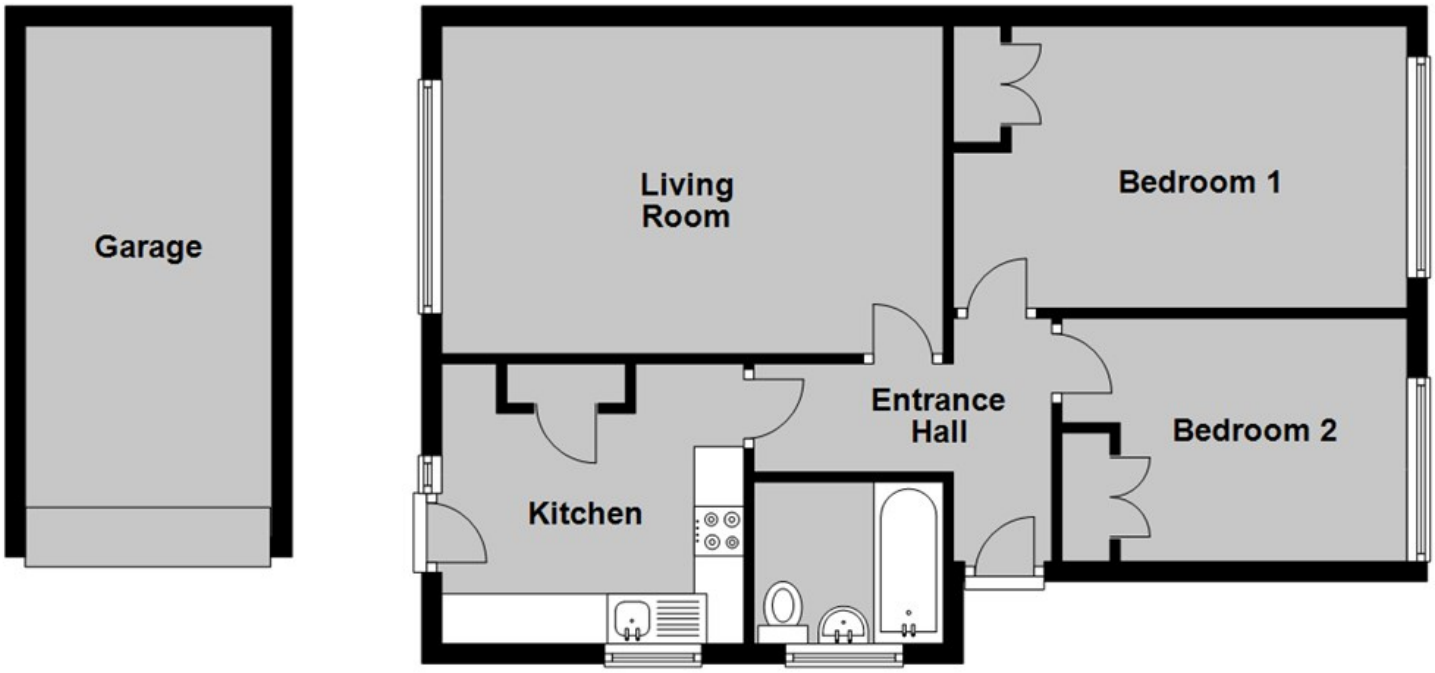
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## Ground Floor

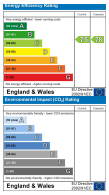
Approx. 69.3 sq. metres (746.4 sq. feet)




Total area: approx. 69.3 sq. metres (746.4 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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