

CHRISTOPHER HODGSON



**Tankerton, Whitstable**  
**To Let** £2,000 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



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# Tankerton, Whitstable

## *Apartment 2, 2 Graystone Road, Tankerton, Whitstable, Kent, CT5 2NB*

A spacious ground floor apartment commanding magnificent sea views and forming part of this prestigious landmark building situated in a prominent position on Tankerton's much sought after Marine Parade, directly opposite Tankerton Slopes and 100 metres from shops, cafes and restaurants on Tankerton Road. Whitstable station is within walking distance (1 mile).

This beautifully presented apartment has been finished to a high standard throughout and is presented in smart contemporary style. The accommodation is arranged to

provide an open-plan living room and kitchen area, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom. Sliding doors from the living area open onto a courtyard garden with patio area.

The apartment benefits from an allocated parking space to the rear of the building which is accessed via a secure electronic gate from Graystone Road.

No smokers. Available immediately.



### LOCATION

Graystone Road is situated in a much sought after location, conveniently positioned for access to both Tankerton and Whitstable town centres. The property is within close proximity to Tankerton slopes, seafront, local shops, bus routes and other amenities. Whitstable mainline railway stations offer frequent services 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, 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 (taken at maximum points) are:

- Entrance Hall  
23'3" x 5'6" (7.09m x 1.68m)
- Open-Plan Living/Dining/Kitchen Area  
28'4" x 18'9" (8.66m x 5.72m )
- Bedroom 1  
14'9" x 9'8" (4.52m x 2.97m)
- En-Suite Shower Room  
7'6" x 6'5" (2.31m x 1.97m)

- Bedroom 2  
11'6" x 8'7" (3.51m x 2.62m)

- Bathroom  
8'4" x 6'5" (2.56m x 1.96m)

- Parking  
The apartment benefits from an allocated parking space to the rear of the building which is accessed via a secure electronic gate from Graystone Road.

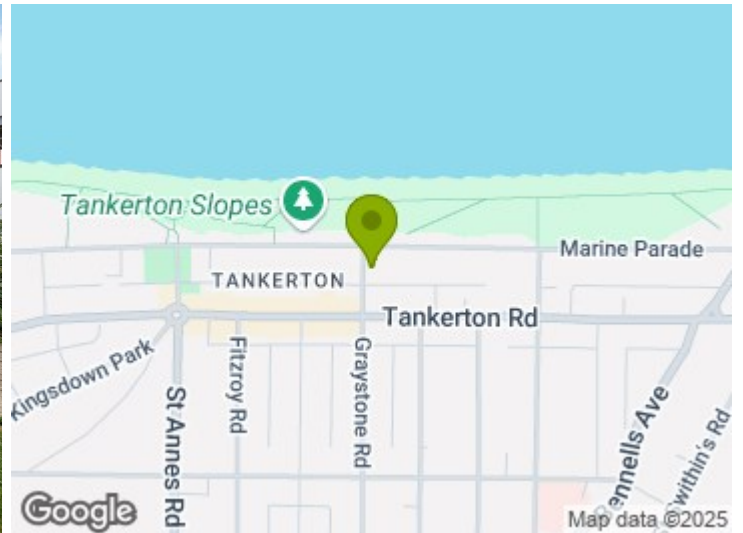
**HOLDING DEPOSIT**  
£461 (or equivalent to 1 weeks rent)

**TENANCY DEPOSIT**  
£2307 (or equivalent to 5 weeks rent)

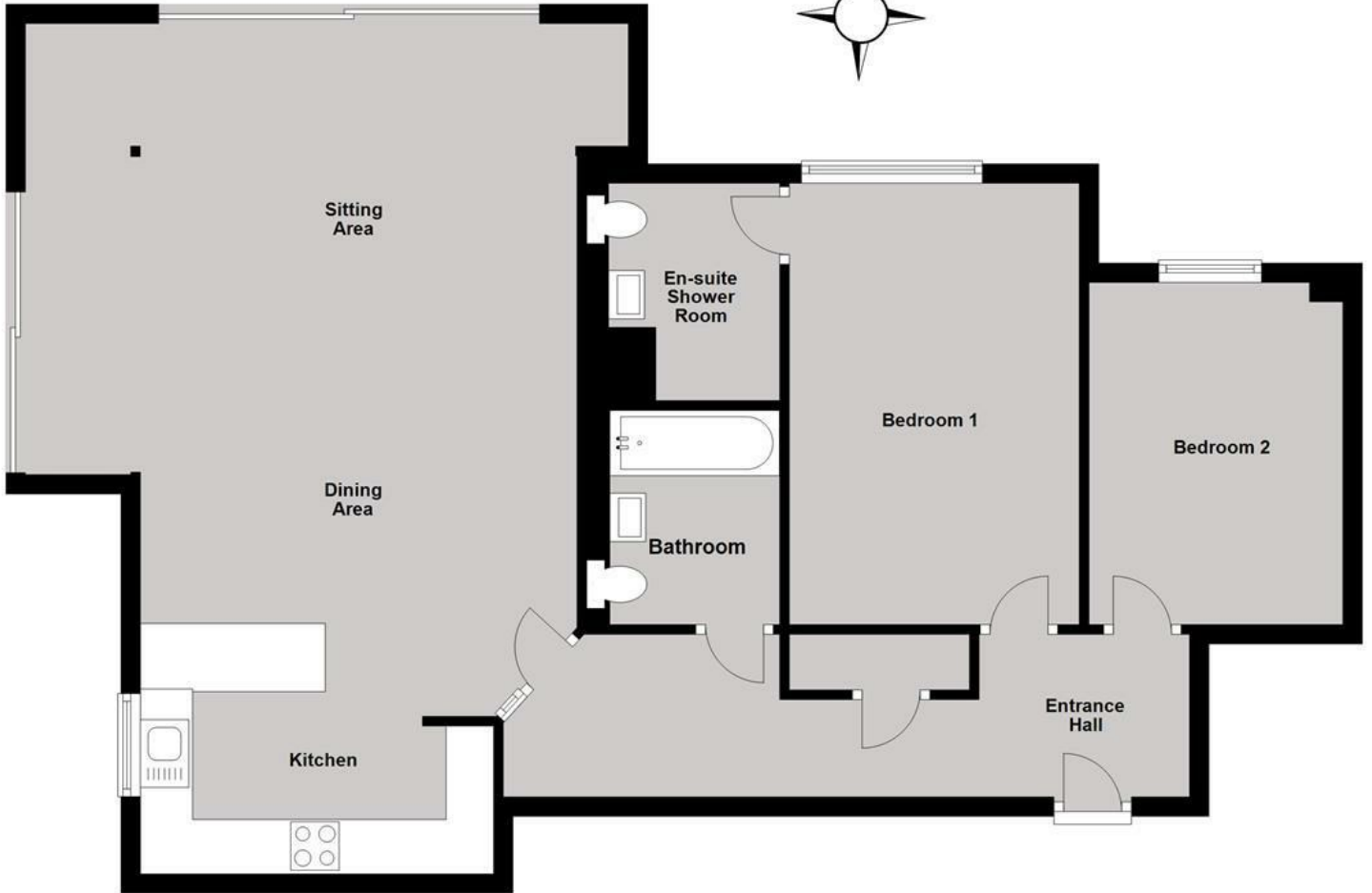
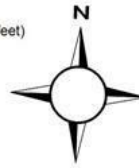
**TENANCY INFORMATION**  
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website [www.christopherhodgson.co.uk/property-services/tenant-fees/](http://www.christopherhodgson.co.uk/property-services/tenant-fees/)

**CLIENT MONEY PROTECTION**  
Provided by ARLA

**INDEPENDENT REDRESS SCHEME**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman



**Ground Floor**  
Approx. 89.8 sq. metres (966.3 sq. feet)



Total area: approx. 89.8 sq. metres (966.3 sq. feet)

**Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77.**

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Energy Efficiency Rating		Current	Target
100 kWh/m <sup>2</sup> per year (space heating only)	A	70	60
71-100 kWh/m <sup>2</sup> per year (space heating only)	B		
51-70 kWh/m <sup>2</sup> per year (space heating only)	C		
31-50 kWh/m <sup>2</sup> per year (space heating only)	D		
11-30 kWh/m <sup>2</sup> per year (space heating only)	E		
6-10 kWh/m <sup>2</sup> per year (space heating only)	F		
1-5 kWh/m <sup>2</sup> per year (space heating only)	G		

England & Wales  
EPC Directive 2002/91/EC

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

