

CHRISTOPHER HODGSON



Whitstable

To Let £995 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

109 Olympia Way, Whitstable, Kent, CT5 3FP

A contemporary second floor apartment forming part of the desirable Swale Park development, conveniently situated for access to Tesco supermarket, schools, bus routes, Whitstable station (0.8 miles) and High Street (1.3 miles).

The comfortably proportioned accommodation has been finished to a high specification throughout and is arranged to provide an entrance hall, open-plan kitchen/living room incorporating a smartly fitted kitchen area with integrated appliances, a double bedroom with built-in

wardrobe and a stylish bathroom.

The apartment benefits from one allocated parking space and the use of a secure cycle store.

No smokers. Available immediately.



LOCATION

Olympia Way forms part of a desirable modern development, conveniently positioned for access to Whitstable and within close proximity to Tesco supermarket and The Crab & Winkle Way, which forms part of the National Cycle Network Route and follows the path of an old railway line linking Whitstable with Canterbury through Blean Woods, one of the largest areas of ancient broad leaved woodland in the South of England. Whitstable is an increasingly popular and fashionable town by the sea which enjoys a variety of shopping, educational and leisure amenities including sailing, watersports, bird watching and walking as well as the seafood restaurants for which it has become renowned. Whitstable mainline railway station offers fast and frequent services to London (Victoria) approximately 80mins and the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is also easily accessible offering access to the A2/ M2 linking to the channel ports and subsequent motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

- Entrance Hall 11'4" x 9'3" (3.47m x 2.84m)
- Living Room / Kitchen 19'10" x 13'1" (6.05m x 4.00m)
- Bedroom 11'11" x 8'1" (3.65m x 2.48m)
- Bathroom 7'7" x 6'6" (2.32m x 2.00m)

OUTSIDE

- Parking
The property benefits from one allocated parking space.

HOLDING DEPOSIT

£229 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,148 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

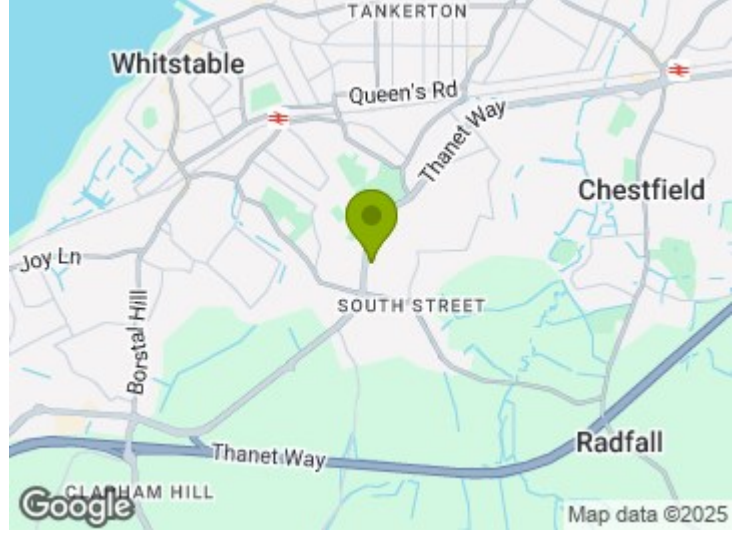
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

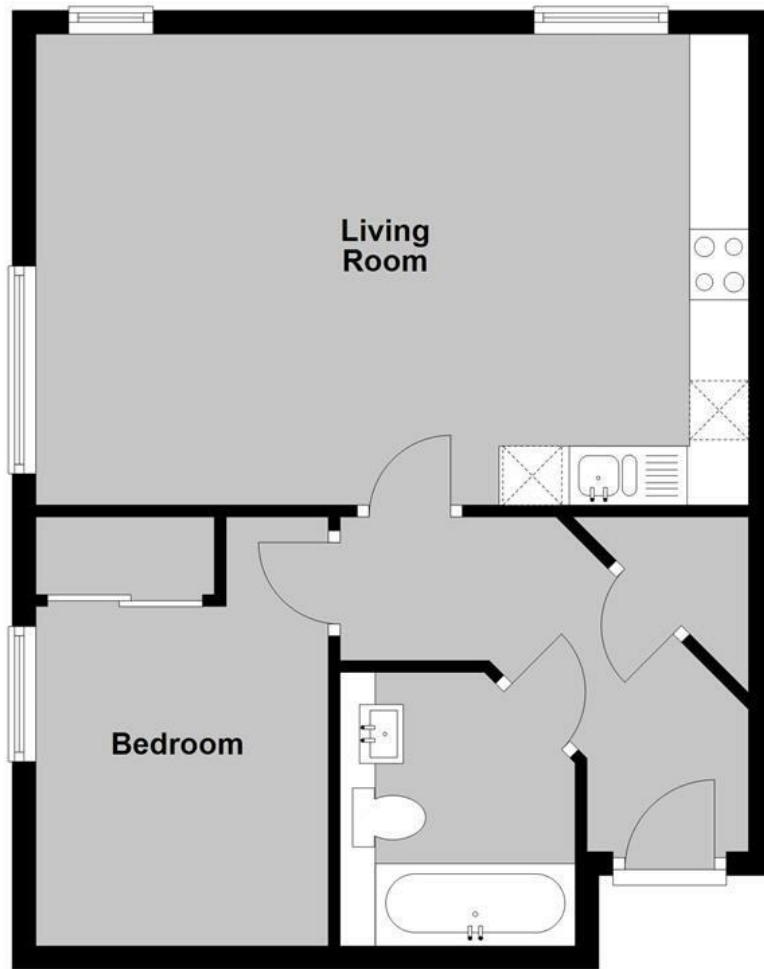
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Second Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 45.7 sq. metres (491.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year (lower is better)	A	81	81
71-100 kWh/m ² per year	B		
51-70 kWh/m ² per year	C		
31-50 kWh/m ² per year	D		
11-30 kWh/m ² per year	E		
1-10 kWh/m ² per year	F		
0 kWh/m ² per year	G		

England & Wales
EPC Decree 2015/1109

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