

CHRISTOPHER HODGSON



Whitstable

To Let £750 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

Ground Floor Flat, 16 Middle Wall, Whitstable, Kent, CT5 1BJ

A contemporary ground floor studio apartment centrally positioned in Whitstable's desirable conservation area in the heart of central Whitstable, conveniently situated just a 1 minute walk from the seafront and the bustling high street with its excellent range of amenities, boutique shops and restaurants. Middle Wall is one of the most desirable locations in Whitstable with the mainline railway station just a 10-15 minute walk away (0.5 miles).

The property has recently been redecorated and renovated, with new carpets, windows and entry doors, energy efficient boiler and cooker. It is presented in smart contemporary style throughout and is arranged to provide a comfortably proportioned living room/bedroom, kitchen, study, bathroom and communal residents courtyard.

No pets or smokers. Available immediately.



LOCATION

Middle Wall is one of the most desirable locations in Whitstable and forms one of the peaceful and idyllic situations for which the town is renowned. It is the most central residential location in Whitstable with the beach, high street & Harbour Street just a one minute walk away. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. The High Street, Harbour Street and Horsebridge areas offer a diverse range of independent boutique shops, cafe bars and popular restaurants specialising in local seafood. The mainline railway station at Whitstable provides 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. 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 (taken at maximum points) are:

- Entrance Hall
9'0" x 3'8" (2.74m x 1.12m)
- Kitchen
8'4" x 6'9" (2.55m x 2.06m)
- Living Room/Bedroom
12'0" x 11'3" (3.66m x 3.43m)

- Bathroom
6'2" x 4'3" (1.90m x 1.32m)
- Study
10'8" x 6'3" (3.27m x 1.91m)
- Storage Room
6'3" x 2'10" (1.91m x 0.86m)

HOLDING DEPOSIT
£173 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£865 (or equivalent to 5 weeks rent)

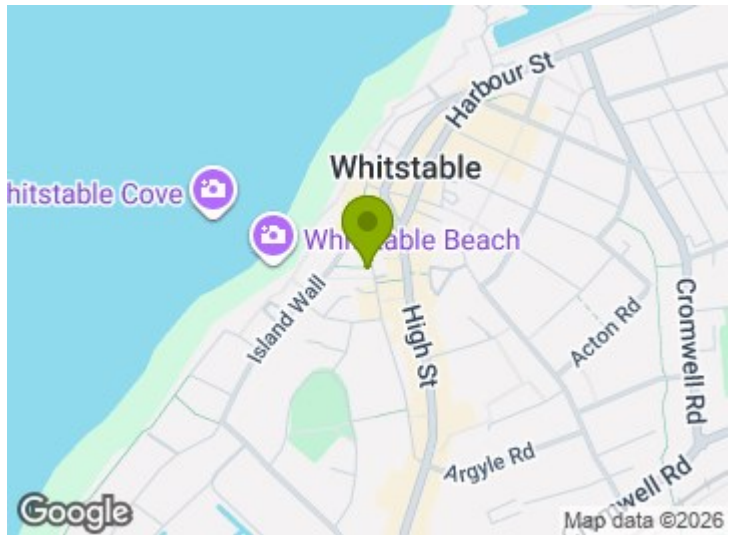
TENANCY INFORMATION

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

Christopher Hodgson Estate Agents are members of The Property Ombudsman

INDEPENDENT REDRESS SCHEME
Provided by ARLA



Ground Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 31.4 sq. metres (337.5 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D		
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		
(21-30)		
(11-20)		
(1-10)		
(0)		
Endland & Wales		
EU Directive		