

CHRISTOPHER HODGSON



Tankerton, Whitstable

To Let £800 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

95b Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AJ

A bright, spacious and stylish first floor flat offering views towards the sea. One of three flats within a substantial building in a convenient central Tankerton location, moments from shops and amenities, the seafront and station (0.8 miles).

Finished in a contemporary style with timber flooring, double glazing and gas central heating, the property is arranged to provide a living room open-plan to a smartly

fitted kitchen area, one double bedroom and a shower room. The property also benefits from a communal satellite dish.

No smokers. Available from early January.



Location

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

Accommodation

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

FIRST FLOOR

- Entrance Hall
- Living Room incorporating Kitchen Area
16'7" x 11'10" (5.08 x 3.61m)
- Bedroom
12'0" x 10'7" (3.66 x 3.23m)
- Shower Room
8'2" x 6'0" (2.49 x 1.83m)

Water Charge

A contribution for water charges is payable direct to the landlord with the rent at the rate of £50 per calendar month.

HOLDING DEPOSIT

£184 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£923 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

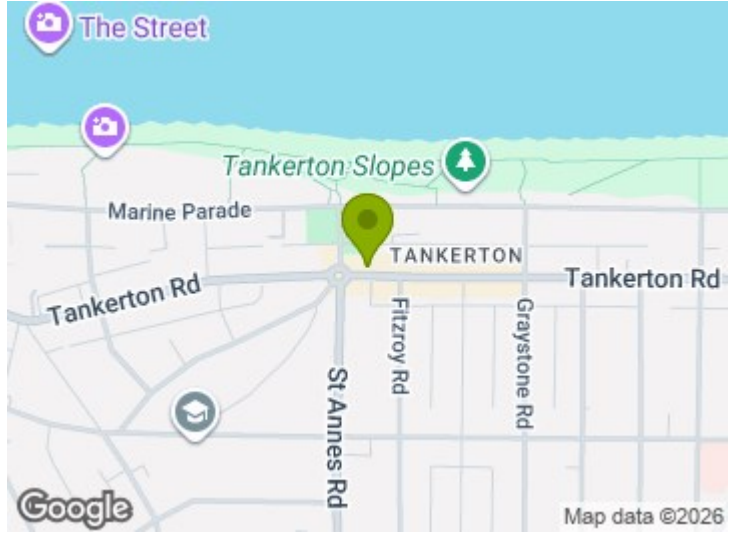
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

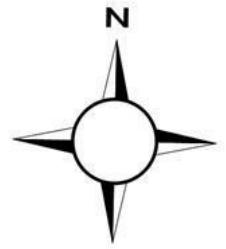
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 35.5 sq. metres (382.1 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
Band A	Band A
76	76

England & Wales

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