CHRISTOPHER HODGSON

Whitstable

To Let £1,095 PCM

FOR COASTAL, COUNTRY & CITY LIVING

Whitstable

4 St. Peters Cottages St. Peters Road, Whitstable, Kent, CT5 1HR

A modern terraced house in the heart of Whitstable's highly desirable conservation area, conveniently positioned just moments from Harbour Street with its boutique shops, popular café bars and eateries, the seafront, working harbour and Whitstable station, which is less than half a mile distant.

The spacious accommodation is presented in smart contemporary style throughout, and is arranged on the ground floor to provide a generous sitting room opening to a kitchen with dining area. The first floor comprises two double bedrooms and a bathroom.

No pets or smokers. Available from mid April.

Location
St Peters Cottages are based in a highly desirable location within the town's sought after conservation area in central Whitstable and easily accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including an array of cafe bars, independent shops, highly 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 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. 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:

GROUND FLOOR

• Sitting Room
18'4" x 11'11" (5.59m x 3.63m)

• Kitchen/Dining Room
14'8" x 8'10" (4.47m x 2.69m)

FIRST FLOOR

• Bedroom 1
12'10" x 9'5" (3.91m x 2.88m)

• Bedroom 2
12'10" x 8'6" (3.91m x 2.60m)

• Bathroom

Holding Deposit
£252 (or equivalent to 1 weens rent)

Tenancy Deposit
£1,263 (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

Tower Hill
Harbour Market Whitstable
Harbour St
Whitstable
Cromwell Rd
Reservoir Rd
Diamond Rd
Whitstable Beach
Island Wall
High St
Acton Rd
Westmeads Recreation
Station Rd
Google
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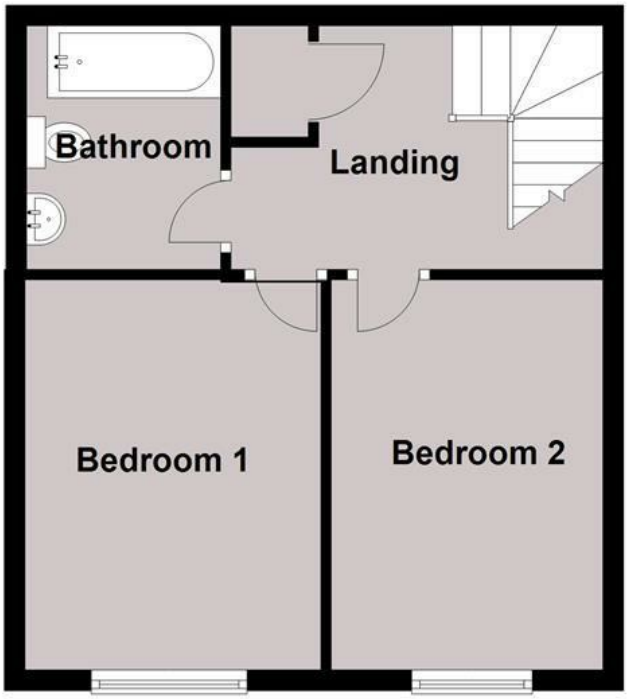
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)

First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2023/2024 is £1,631.47

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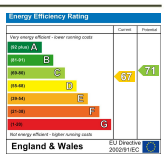

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