



Tankerton, Whitstable

To Let £765 PCM

...for Coastal, Country & City living.



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Tankerton, Whitstable

Flat 4 Tankerton House, St Annes Road, Tankerton, Whitstable, Kent, CT5 2DW

A recently converted second floor flat, ideally positioned in a highly convenient location within central Tankerton. The property is moments from shops and amenities, less than 0.3 miles from Tankerton Slopes and seafront and a short stroll to Whitstable station (0.8 miles distant).

The bright and spacious accommodation is arranged to provide an entrance hall, living room with contemporary kitchen, a double bedroom with fitted wardrobes, and a bathroom. White goods included.

No pets or smokers. Available from late March.



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 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 are:

- **Communal Entrance**

With entry phone system.

- **Entrance Hall**

10'11" x 4'5" (3.33m x 1.35m)

- **Living Room**

12'7" x 8'1" (3.84m x 2.46m)
at maximum points.

- **Kitchen**

10'0" x 7'10" (3.05m x 2.39m)
at maximum points.

- **Bedroom**

11'1" x 10'5" (3.38m x 3.18m)
at maximum points.

- **Bathroom**

6'11" x 5'5" (2.11m x 1.65m)
at maximum points.

Holding Deposit

£176 (or equivalent to 1 weeks rent)

Tenancy Deposit

£882 (or equivalent to 5 weeks rent)



Tenancy Information

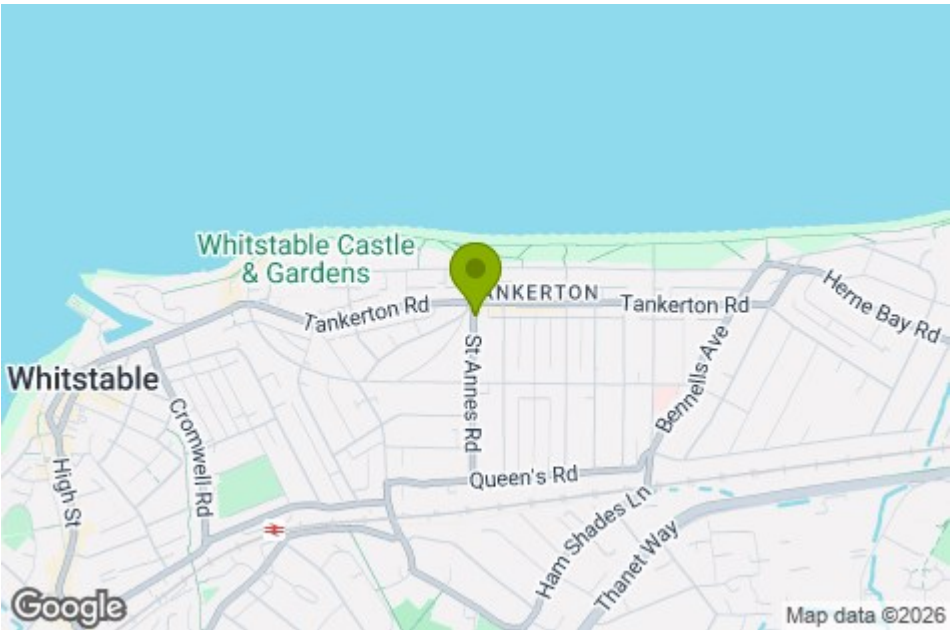
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman

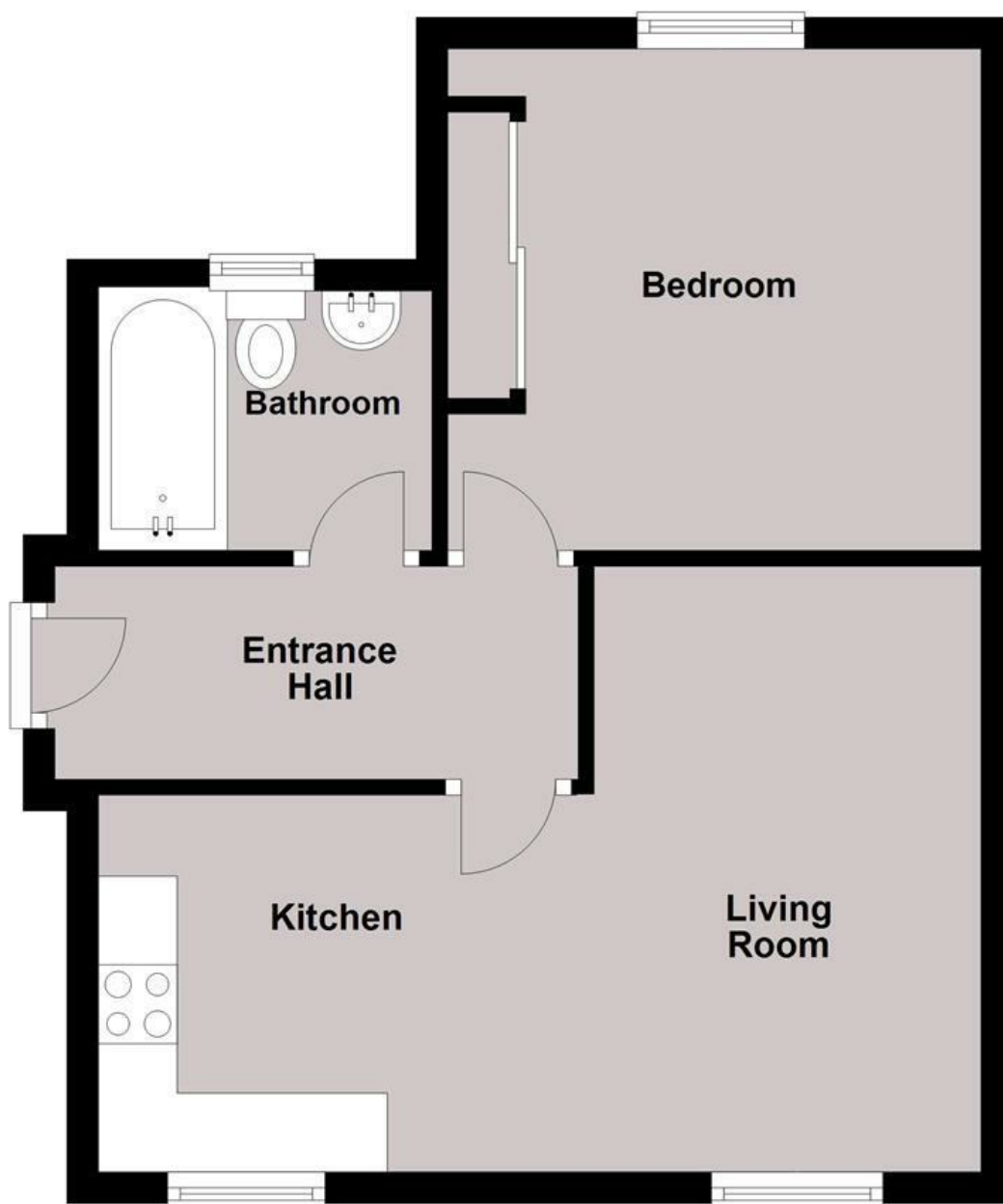
Client Money Protection

Provided by ARLA



Second Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 36.9 sq. metres (397.2 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2022/2023 is £1,331.94

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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