



## Whitstable

To Let **£550 PCM**

...for Coastal, Country & City living.



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# Whitstable

Flat 3, 5b Tower Parade, Whitstable, Kent, CT5 2BJ

\*VIDEO TOUR AVAILABLE\*

A first floor studio flat just moments from the beach, a short stroll to Whitstable's famous working harbour, harbour street with it's mix of independent shops and highly regarded eateries and Whitstable station which is 0.6 miles distant.

The comfortably proportioned accommodation has recently undergone a programme of redecoration works and provides smartly presented accommodation comprising a living room/bedroom with window overlooking the gardens and open-plan to the kitchen and a shower room.

The property also benefits from South facing communal gardens and one allocated parking space located to the rear of the building and accessed from Northwood Road.

No pets or smokers. Immediately available.



## Location

Tower Parade is a desirable location conveniently situated for access to both Whitstable and Tankerton, local schools, Tankerton Slopes and seafront, local shops, services and bus routes. Whitstable's fashionable and charming town centre boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour. Whitstable mainline railway station offers frequent services to London (Victoria approximately 80 minutes) with high speed links to London St Pancras (approximately 73 minutes) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

## Accommodation

The accommodation and approximate measurements are:

### • Entrance Hall

• **Living Room/Kitchen/Bedroom**  
21'2" x 12'9" (6.45m x 3.89m)  
at maximum points.

### • Shower Room

## Parking

One allocated parking space located to the rear of the building and accessed from Northwood Road.

## Communal Gardens

## Holding Deposit

£126 (or equivalent to 1 weeks rent)

## Tenancy Deposit

£635 (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](http://www.christopherhodgson.co.uk/Tenants)

### Client Money Protection

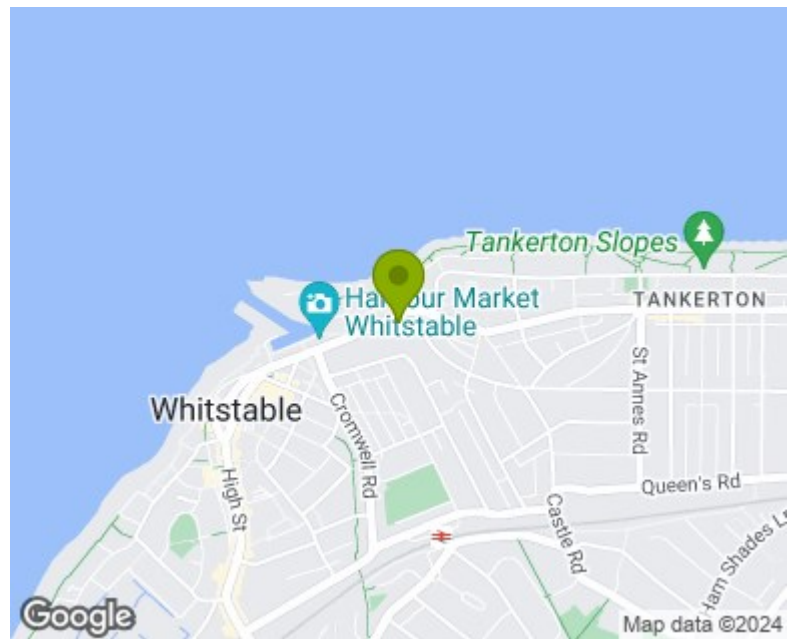
Provided by ARLA

### Independent Redress Scheme

Christopher Hodgson Estate Agents are members of The Property Ombudsman

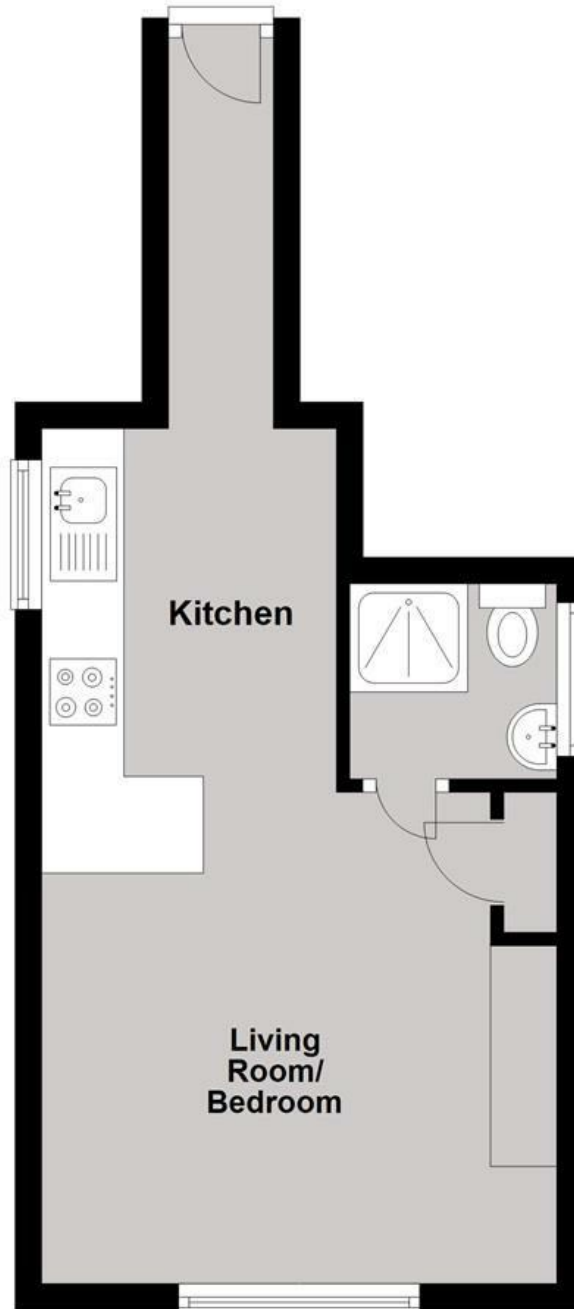
### Video Tour Available

We won't let social distancing measures stop you from seeing this property. Please view the video tour for this property, and contact us to discuss arranging a physical viewing.



# First Floor

Approx. 25.4 sq. metres (273.6 sq. feet)



Total area: approx. 25.4 sq. metres (273.6 sq. feet)

Council Tax Band . The amount payable under tax band for the year 2020/2021 is TBC

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

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