Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS








# Whitstable

To Let **£1,150 PCM**

...for Coastal, Country & City living.

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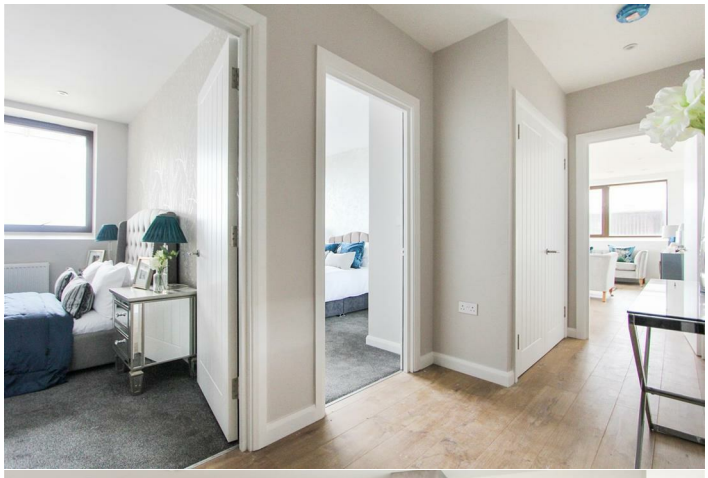
# Whitstable

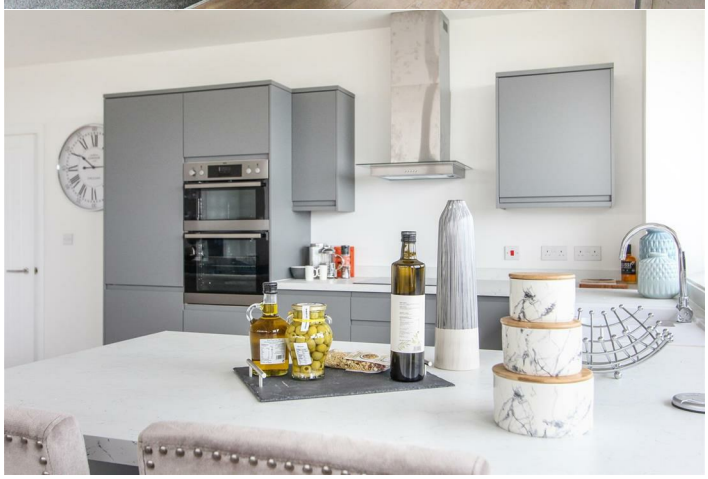
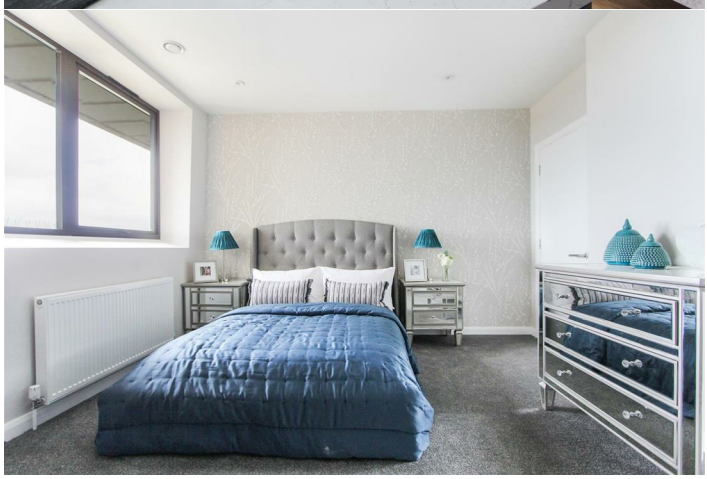
## 7 Oystergate Apartments Wraik Hill, Whitstable, CT5 3FT

This spacious first floor apartment forms part of a modern development and is conveniently positioned on the outskirts of the popular harbour town of Whitstable. Oystergate Apartments benefit from close proximity to nearby amenities, including supermarkets and Estuary View medical centre.

Finished to a high specification with premium fittings, Apartment 7 provides 1117 sq ft (103.8 sq m) of accommodation comprising a generous, light-filled, open-plan living area which incorporates a contemporary fitted kitchen, two double bedrooms and two sleek modern bathrooms, including an en-suite shower room to the principal bedroom. The building includes a cinema room and second floor gym, available to all residents, and a lift services all floors. The apartment benefits from one allocated parking space.

No smokers or pets. Available from mid October.



**Location**
Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are still celebrated to this day, most notably during the annual Whitstable Oyster Festival. Whitstable supports a diverse community and the vibrant town centre boasts an array of café bars, highly regarded restaurants, boutique shops, independent galleries and the Horsebridge Arts Centre, all of which contribute to the thriving cultural scene for which the town is renowned. Just moments from the town centre you can meander through the town's historic alleyways and colourful streets of charming fisherman's cottages leading to Whitstable's beautiful coastline and working harbour with fish market. The town also enjoys good yachting and watersports facilities.
Mainline railway services are available at Whitstable station, offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network. The Cathedral City of Canterbury (approximately 5 miles distant) offers theatres, cultural and leisure amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual and designer shops. The High Speed Rail Link (Javelin Service) from Canterbury West provides frequent services to London St Pancras with a journey time of approximately 54mins.

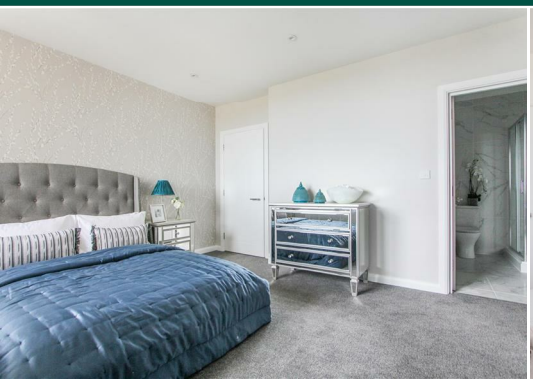
**Accommodation**
The accommodation and approximate measurements are:

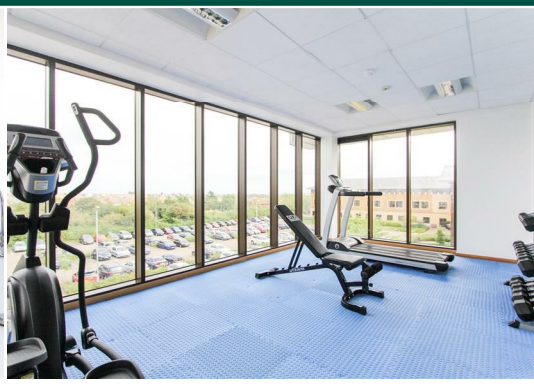
- **Entrance Hall**

- **Living Room/Kitchen**
30'1" x 18'4" (9.19m x 5.6m)

- **Bedroom 1**
18'1" x 9'10" (5.52m x 3.00m)

- **En-Suite Shower Room**
6'0" x 5'6" (1.83m x 1.7m)






**• Bedroom 2**
14'1" x 10'9" (4.3m x 3.3m)

**• Bathroom**
7'2" x 5'6" (2.2m x 1.7m)

**• Parking**
One allocated parking space

**Holding Deposit**
£265 (or equivalent to 1 weeks rent)

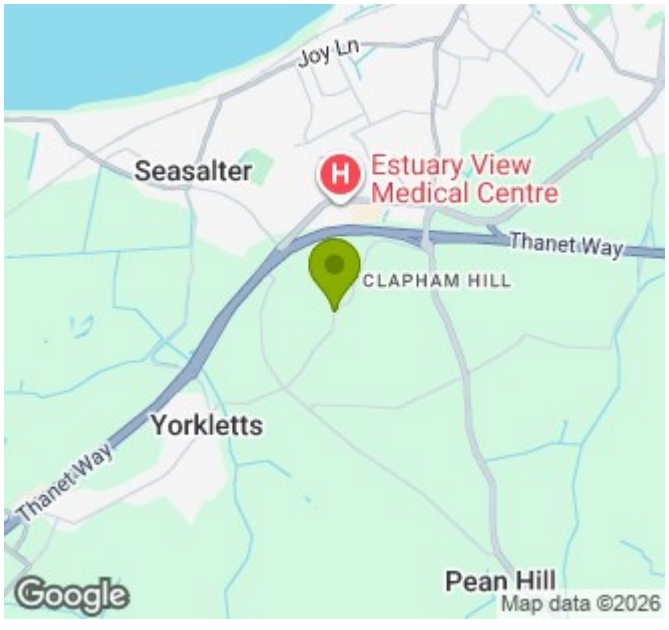
**Deposit**
£1326 (or equivalent to 5 weeks rent)

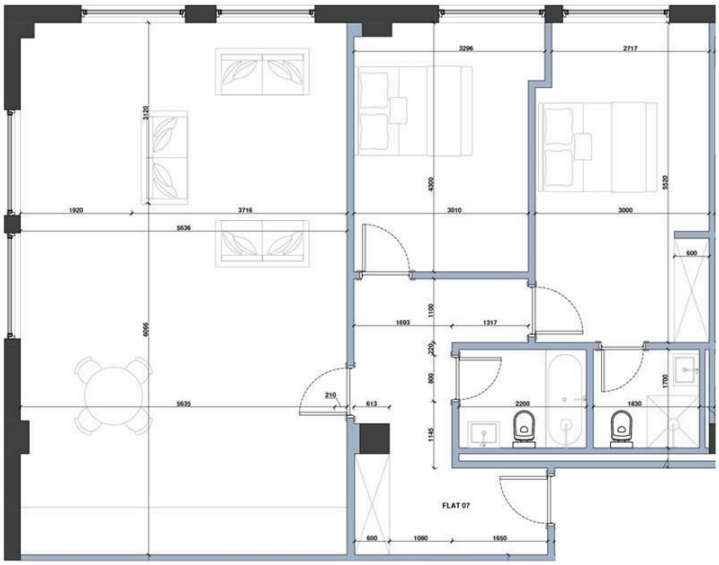
**Tenancy Information**
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

**N B**
Images are of the show apartment from the same development and are indicative of 'type of finish' only.

**Client Money Protection**
Provided by ARLA

**Independent Redress Scheme**
Christopher Hodgson Estate Agents are members of The Property Ombudsman






Oystergate Apartments

• 1117 Sq Ft • 2 Bedrooms • 2 Bathrooms • AEG integrated appliances throughout •
• Master bathroom and ensuite fully tiled floor to ceiling • Designated parking space •

Council Tax Band D. The amount payable under tax band D for the year 2022/2023 is £1,997.91

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

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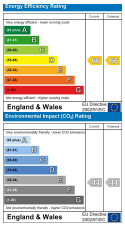


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