

CHRISTOPHER HODGSON



Whitstable

To Let £1,350 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

17 Wicketts End, Whitstable, Kent, CT5 1WD

A purpose built first floor apartment serviced by a lift and conveniently positioned just half a mile from Whitstable station. The property lies within close proximity to the bustling town centre with its highly regarded restaurants, boutique shops and café bars and is easily accessible to the seafront and harbour.

The smartly presented accommodation is arranged to provide an entrance hall, living room opening to the kitchen, two double bedrooms including an en-suite

shower room to the principal bedroom and a bathroom. The property benefits from one allocated parking space accessed via a secure electronic gate from Belmont Road.

No smokers. Furnishings included. Available immediately.



LOCATION

Wicketts End is a highly desirable residential location within close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is a fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The mainline railway station is 0.5 miles distant, providing fast and frequent links 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. 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:

- Entrance Hall
15'3" x 11'5" (4.66m x 3.50m)
- Living Room
21'7" x 11'8" (6.60m x 3.58m)
- Kitchen
9'10" x 6'5" (3.00m x 1.96m)
- Bedroom 1
13'6" x 8'10" (4.14m x 2.70m)
- Shower Room
6'7" x 4'0" (2.01m x 1.23m)

- Bedroom 2
10'4" x 8'9" (3.16m x 2.67m)

- Bathroom
7'3" x 4'11" (2.21m x 1.50m)

HOLDING DEPOSIT
£311 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£1,557 (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. 61.7 sq. metres (663.8 sq. feet)



Total area: approx. 61.7 sq. metres (663.8 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2025/2026 is £2,047.33.

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| Energy Efficiency Rating | | Current | Potential |
|--------------------------------------------------------|---|--------------|-----------|
| Very energy efficient - lower running costs | A | | |
| Energy efficient - lower running costs | B | | |
| Decent energy efficiency - lower running costs | C | 79 | 79 |
| Below average energy efficiency - higher running costs | D | | |
| Energy inefficient - higher running costs | E | | |
| Very energy inefficient - higher running costs | F | | |
| Extremely energy inefficient - very high running costs | G | | |
| England & Wales | | EPC Dec 2023 | |

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