Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

To Let **£800 PCM**

...for Coastal, Country & City living.

• 95/97 Tankerton Road . Whitstable . Kent CT5 2AJ . t: 01227 266441 . f: 01227 266443
e: sales@christopherhodgson.co.uk, lettings@christopherhodgson.co.uk . **www.christopherhodgson.co.uk**

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman
Zoopla Smarter property search
rightmove
PrimeLocation.com

Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

Whitstable

Flat 2, 1 Cromwell Road, Whitstable, Kent, CT5 1NW

A newly refurbished first floor flat forming part of this attractive period building, in a highly desirable location within the conservation area, conveniently positioned within moments of the bustling High Street with it's boutique shops and highly regarded restaurants, and a short stroll to the beach and famous working harbour. Whitstable station is less than 500 metres distant.

The comfortably proportioned accommodation is presented in contemporary style throughout, and is arranged to provide a generous living room, a smartly fitted kitchen, one double bedroom, and a shower room.

No smokers or pets. Immediately available.

Location
Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and water sport facilities. The mainline railway station at Whitstable provides 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. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

Accommodation
The accommodation and approximate measurements are:

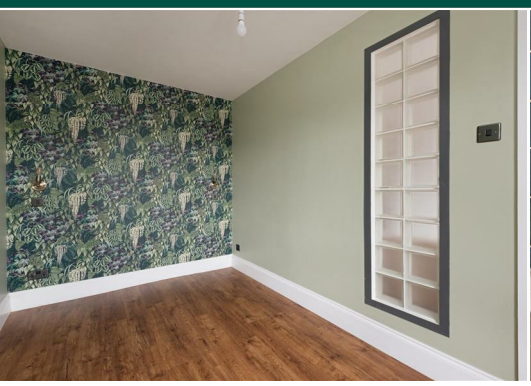
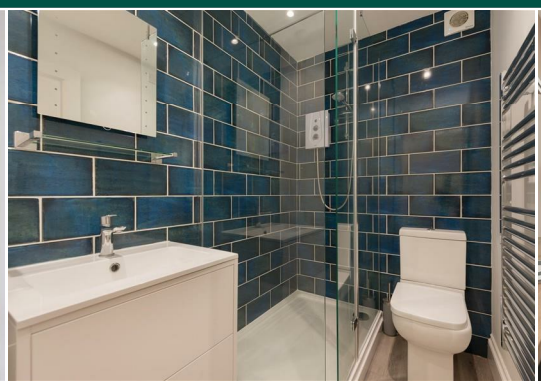
- **Entrance Hall**
  4'11" x 4'2" (1.52m x 1.28m)
  at maximum points.

- **Sitting Room**
  14'4" x 9'6" (4.38m x 2.90m)
  at maximum points.

- **Kitchen**
  12'0" x 7'5" (3.66m x 2.26m)
  at maximum points.

- **Bedroom**
  12'0" x 7'2" (3.66m x 2.18m)
  at maximum points.

- **Shower Room**

Holding Deposit
£184 (or equivalent to 1 weeks rent)

Tenancy Deposit
£923 (or equivalent to 5 weeks rent)

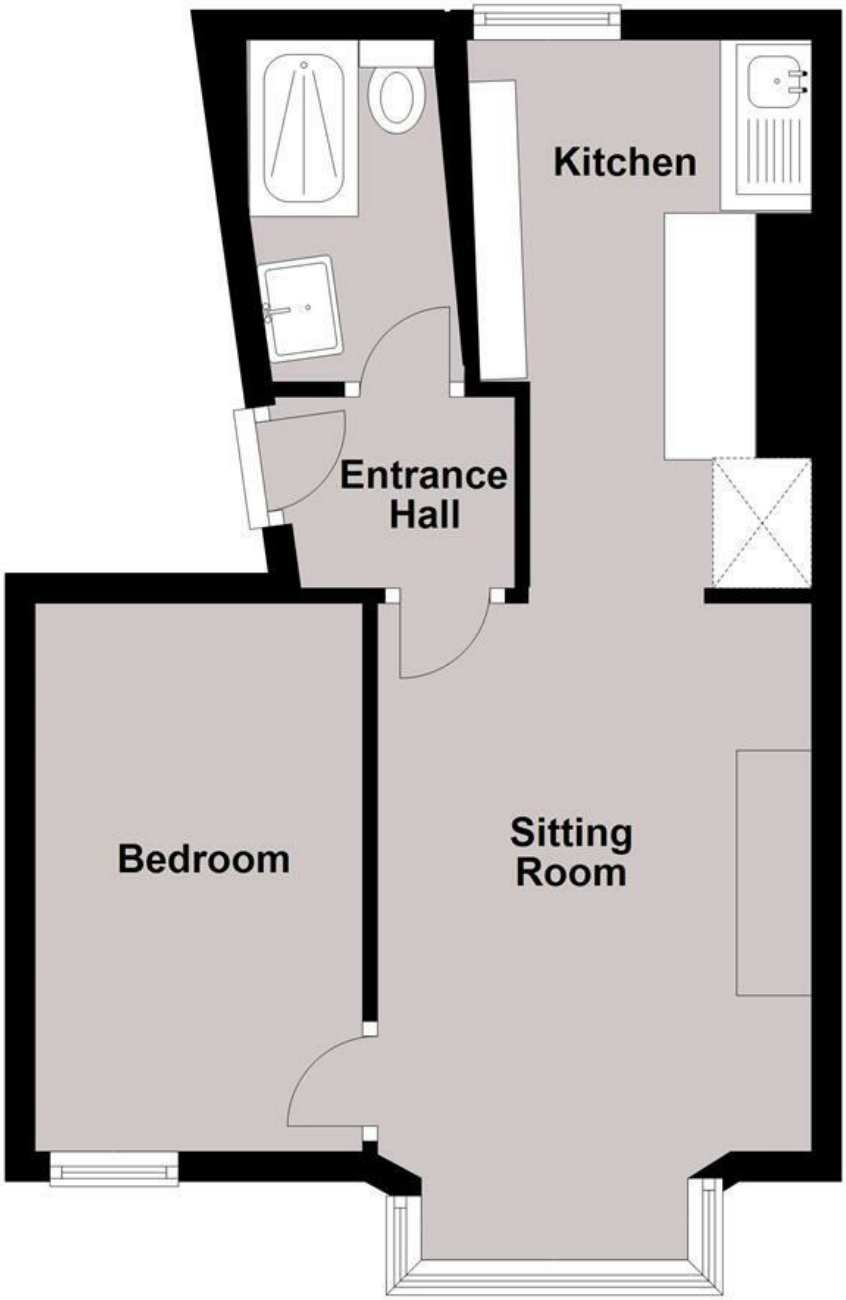
Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/Tenants

Client Money Protection
Provided by ARLA

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

First Floor

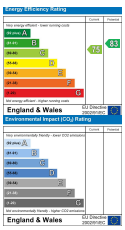
Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 33.5 sq. metres (360.9 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



Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson Estate Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement. 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.

Folio No. 6713/IM