Christopher Hodgson

ESTATE AGENTS . AUCTIONEERS & VALUERS

Whitstable

To Let **£725 PCM**

...for Coastal, Country & City living.

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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

5 Oystergate Apartments, Wraik Hill, Whitstable, Kent, CT5 3FE

VIDEO TOUR AVAILABLE

A ground floor apartment created from the conversion of a substantial building, with the benefit of parking. Apartment 5 provides contemporary accommodation totalling 457 sq ft (42.5 sq m) and is arranged to include an entrance hall, generous open-plan living room incorporating a stylish modern kitchen area, one double bedroom and a smartly fitted bathroom.

The building also benefits from 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, with the option to rent a second space at additional cost.

No pets or smokers. Available from early October.

Location
Whitstable is a fashionable town situated on the Kent coast, historically famed for its oysters which are much celebrated, 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 (1.6 miles distant), 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:

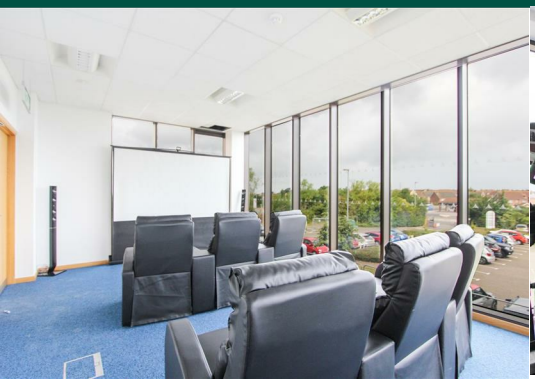
- **Entrance Hall**

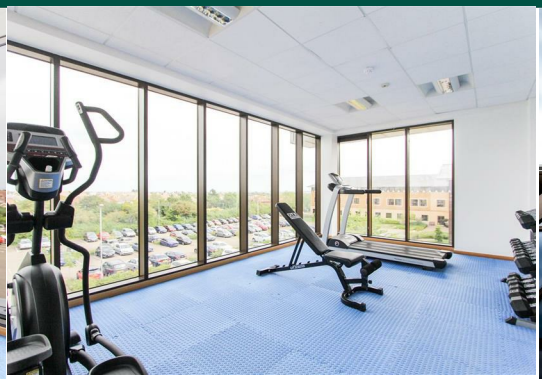
- **Living Room/Kitchen**
21'2" x 15'4" (6.46m x 4.69m)
at maximum points.

- **Bedroom**
8'8" x 10'8" (2.64m x 3.26m)
at maximum points.

- **Bathroom**
8'0" x 5'0" (2.45m x 1.53m)
at maximum points.

Parking
One allocated parking space with the option to rent a second space for an additional £20.00 per calendar month.





Holding Deposit
£167 (or equivalent to 1 weeks rent)

Tenancy Deposit
£836 (or equivalent to 5 weeks rent)

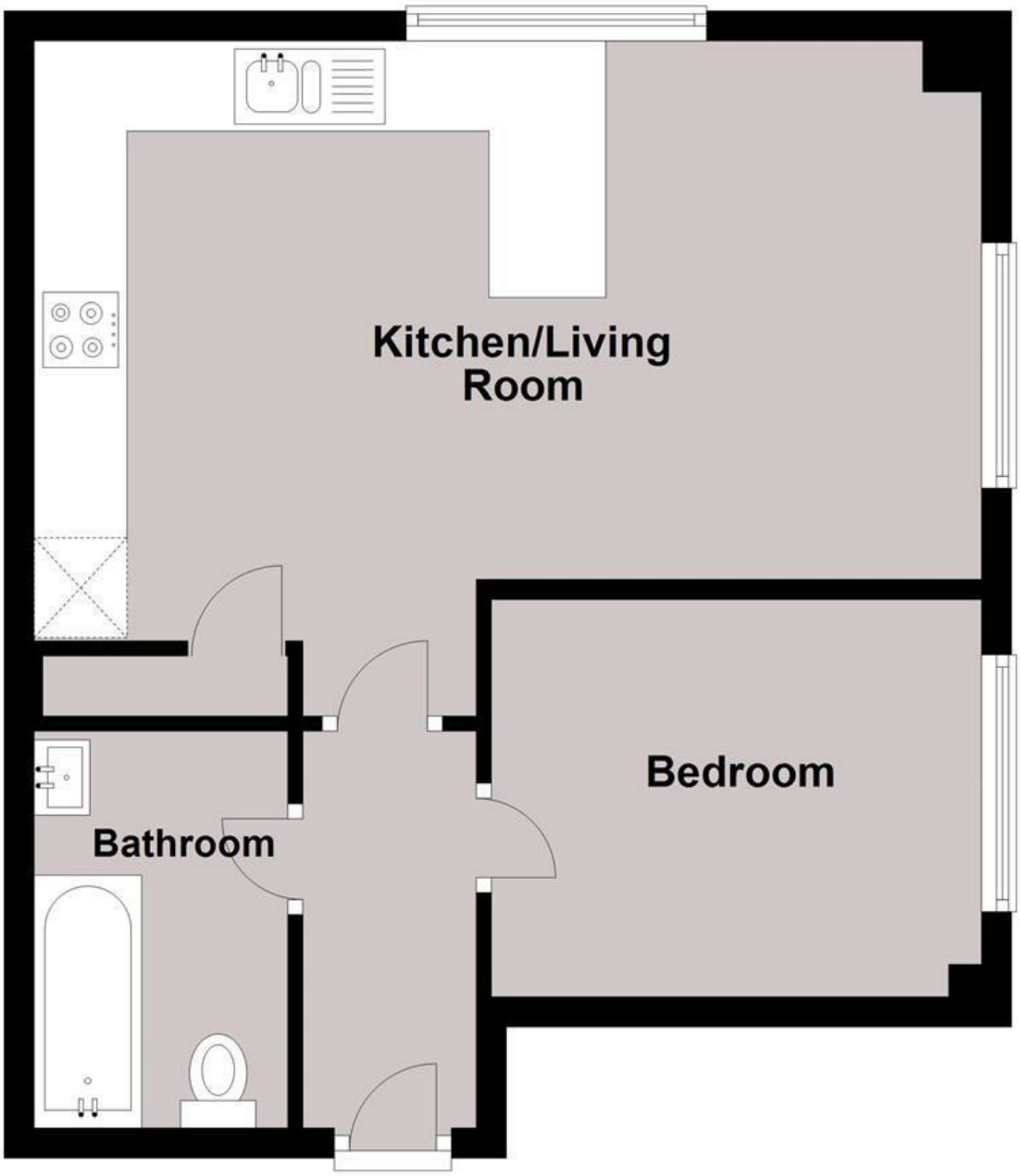
Tenancy Information
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit out website www.christopherhodgson.co.uk/Tenants

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.

Ground Floor

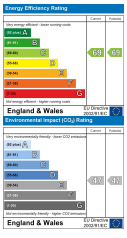
Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 42.5 sq. metres (457.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2020/2021 is £1,438.87.

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



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