

CHRISTOPHER HODGSON



Whitstable

To Let £800 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

Flat 2 Tankerton House, St. Annes Road, Whitstable, Kent, CT5 2DW

A recently converted first floor flat, ideally positioned in a highly convenient location within central Tankerton. The property is moments from shops and amenities, just over 100 metres from Tankerton Slopes and seafront and a short stroll to Whitstable station (0.8 miles distant).

The bright, spacious, and smartly presented accommodation is arranged to provide an entrance hall,

living room, contemporary kitchen, a double bedroom, and a bathroom.

No pets or smokers. Available from early July.



LOCATION

Tankerton Road is a desirable location being conveniently situated for access to the centres of both Whitstable and Tankerton, local schools, Tankerton slopes and seafront, bus routes, local shops and other amenities. Whitstable mainline railway stations offer 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. Whitstable is less than 1 mile distant with its bustling High Street providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

FIRST FLOOR

- Entrance Hall
5'4 x 3'5 (1.63m x 1.04m)
- Living Room/Kitchen
17'8 x 9'1 (5.38m x 2.77m)

- Bedroom
11'7 x 10'2 (3.53m x 3.10m)

- Bathroom
7'8 x 5'8 (2.34m x 1.73m)

HOLDING DEPOSIT

£184 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£923 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

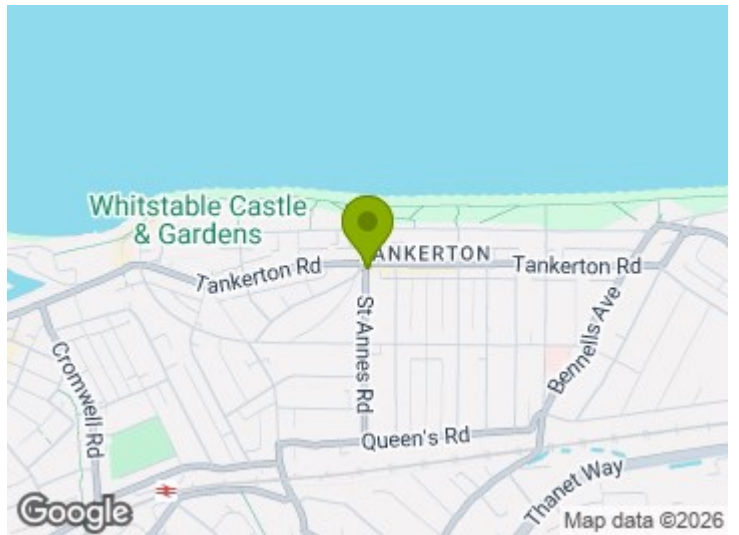
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

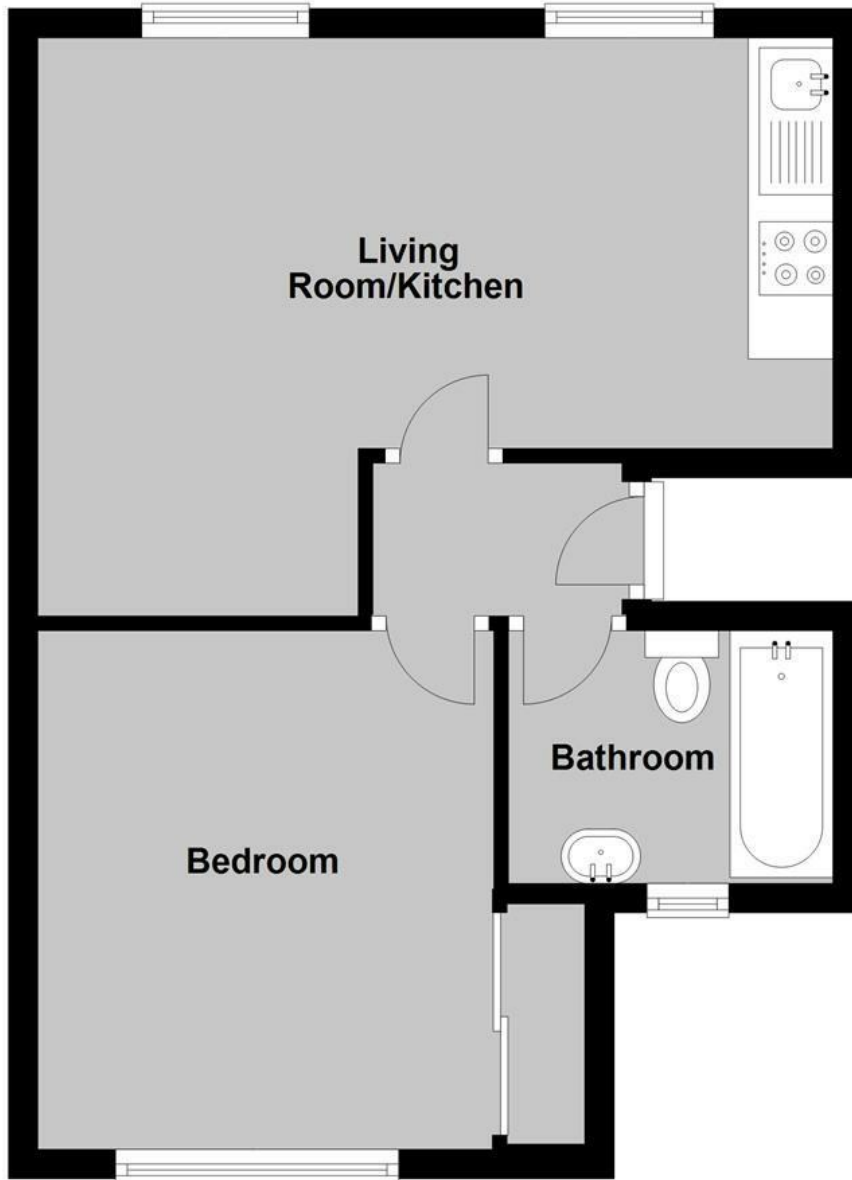
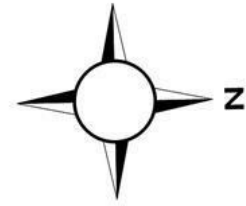
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



Total area: approx. 36.3 sq. metres (390.8 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2024/2025 is £1,464.52

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Energy Efficiency Rating	
Current	Potential
Band A	Band A
82	82
England & Wales	

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

