

CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let** £1,100 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



# Tankerton, Whitstable

## Flat 2 Magnolia Court, Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2LF

A purpose built first floor flat with the benefit of a private ground floor entrance. The flat is conveniently situated in a prime central Tankerton location accessible to local shops, bus routes, Tankerton slopes, and the beach. Whitstable mainline railway station is just 0.6 of a mile distant.

The comfortably proportioned accommodation is arranged to provide an entrance hall, landing, sitting

room, kitchen/dining room, two double bedrooms and a bathroom.

The property benefits from its own private rear garden and an allocated parking space accessed via a 10ft right of way from Queens Road.

No pets or smokers. Available from early June.



### Location

Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers 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 approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and 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
- Sitting Room  
14'11" x 9'10" (4.57 x 3.02)
- Kitchen/Breakfast room  
14'4" x 8'5" (4.37m x 2.57m)
- Bedroom 1  
12'2" x 8'3" (3.73m x 2.54m)

- Bedroom 2  
11'8" x 7'10" (3.58m x 2.41m)
- Bathroom  
8'2" x 6'5" (2.49m x 1.96m )

#### OUTSIDE

- Rear Garden  
30' x 28' (9.14m x 8.53m)

#### Parking

Allocated space for one vehicle, located at the rear of the property accessed and via Queens Road.

#### HOLDING DEPOSIT

£253 (or equivalent to 1 weeks rent)

#### TENANCY DEPOSIT

£1,269 (or equivalent to 5 weeks rent)

#### TENANCY INFORMATION

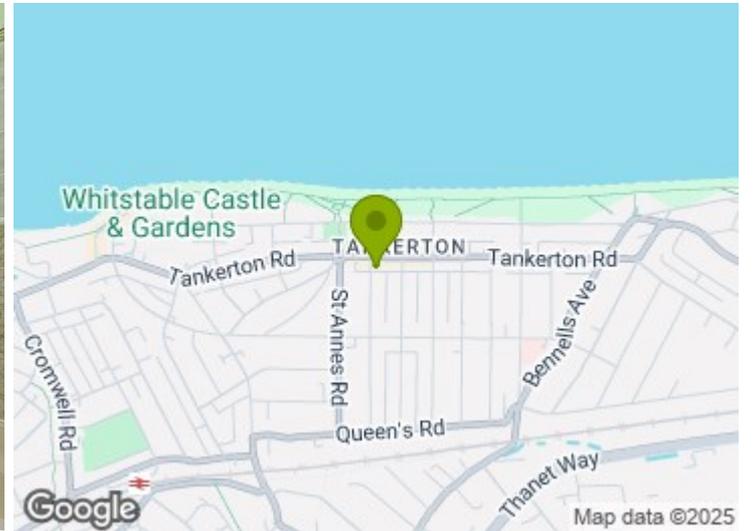
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#### CLIENT MONEY PROTECTION

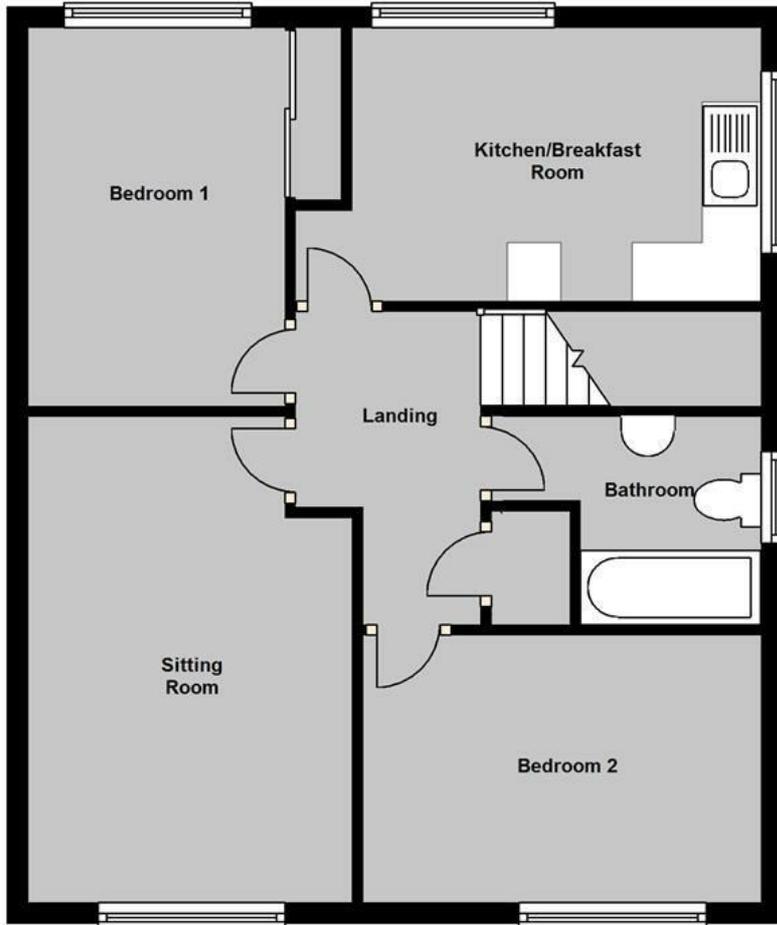
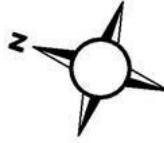
Provided by ARLA

#### INDEPENDENT REDRESS SCHEME

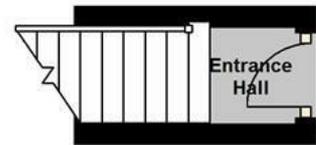
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**First Floor**  
Approx. 53.6 sq. metres (576.5 sq. feet)



**Ground Floor**  
Approx. 1.7 sq. metres ( 18.3 sq. feet)



Total area: approx. 55.3 sq. metres (594.7 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69**

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Energy Efficiency Rating	
Current	Potential
<p>Current: A Potential: C</p>	<p>Current: A Potential: C</p>

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