

CHRISTOPHER HODGSON



Whitstable

To Let £1,100 PCM



Whitstable

Apartment 2, Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD

A bright and spacious one bedroom ground floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

Situated on the ground floor, the apartment is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, one double bedroom a bathroom and a private courtyard garden.

The property has been finished to a high standard throughout and features poured concrete floors with

underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the building with light.

This apartment benefits from an allocated parking space as well as cycle store.

No smokers. Available from mid-April.



LOCATION

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMODATION

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

- Entrance Hall
- Living Room
18'9" x 15'6" (5.72m x 4.72m)
- Kitchen Area
- Bedroom 1
13'7" x 9'5" (4.14m x 2.88m)
- Bathroom
- Courtyard Garden
16'1" x 14'6" (4.90m x 4.42m)

Parking

This apartment benefits from one allocated parking space located in the parking area to the front of the building.

HOLDING DEPOSIT

£253 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,269 (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

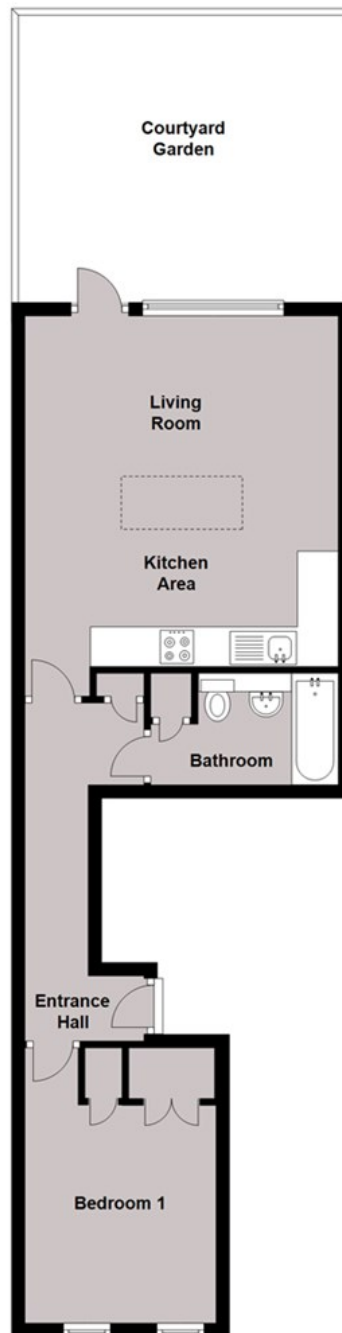
Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Ground Floor
Approx. 49.8 sq. metres (536.4 sq. feet)



Total area: approx. 49.8 sq. metres (536.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Unusable	G		
England & Wales		83	83
EPC Reference: 2020-01-01			

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