



Whitstable

To Let £1,250 PCM

...for Coastal, Country & City living.

Whitstable

43 Glebe Way, Whitstable, Kent, CT5 4LP

A smartly presented, purpose built ground floor flat situated in a quiet cul-de-sac, within close proximity to Whitstable's bustling high street, bus routes, Whitstable station and the beach, which is accessed via a pleasant stroll across the golf course.

The generously proportioned accommodation has recently been redecorated and is arranged to provide an entrance hall, living room flooded with natural light, a kitchen, two bedrooms and a bathroom. The property benefits from it's own private entrance and use of the communal gardens.

No smokers. Available immediately.



LOCATION

Glebe Way enjoys a convenient situation close to the town centre and is within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fisherman's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The mainline railway station at Whitstable provides frequent services to London (Victoria) approximately 80 mins and to the surrounding area. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. The A299 is also easily accessible offering access to the A2/M2 leading to the channel ports and subsequent motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall
- Living Room
17'5" x 10'10" (5.31m x 3.30m)
- Kitchen
10'7" x 9'3" (3.22m x 2.81m)
- Bedroom 1
15'8" x 9'5" (4.78m x 2.87m)
- Bedroom 2
12'6" x 7'9" (3.81m x 2.36m)
- Bathroom

OUTSIDE

- Communal Gardens



HOLDING DEPOSIT

£288 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,442 (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. 62.5 sq. metres (672.3 sq. feet)



Total area: approx. 62.5 sq. metres (672.3 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2021/2022 is £1,292.63

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

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