

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,350 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Tankerton, Whitstable

138a Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AN

A stylish, modern first-floor apartment conveniently positioned moments away from the shops and amenities on Tankerton Road, a short and leisurely stroll from Tankerton Slopes and seafront and less than a mile from Whitstable mainline station.

This spacious apartment has been finished to a high specification and provides contemporary living

accommodation comprising a generous living room incorporating a smartly fitted kitchen with integrated appliances, three double bedrooms, and two bathrooms including an en-suite shower room to the principal bedroom.

No smokers. Available immediately



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 station (approximately 1.2 miles distant) offers fast and frequent services to London (Victoria) approximately 80mins. Whitstable town centre is approximately 1.4 mile distant and provides a good range of shopping facilities as well as fashionable seafood restaurants and recreational amenities. The A299 provides a dual carriage way link to the M2/ A2 giving access to the Channel ports and motorway network. The High Speed Rail Link (Javelin Service) provides frequent services to London St Pancras with a journey time of approximately 73mins.

ACCOMMODATION

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

- Entrance Hall
18'10" x 6'6" (5.75m x 2.00m)
- Kitchen
12'0" x 8'5" (3.68m x 2.59m)
- Living Room
13'11" x 13'0" (4.25m x 3.98m)
- Bedroom 1
13'0" x 10'0" (3.98m x 3.07m)
- Bedroom 2
12'7" x 12'0" (3.85m x 3.66m)

- Bedroom 3
11'11" x 7'10" (3.64m x 2.40m)

- Bathroom
8'6" x 4'10" (2.61m x 1.49m)

- En Suite
6'10" x 3'0" (2.10m x 0.93m)

OUTSIDE

- Parking
Two parking spaces located in the parking area to the back of the building

HOLDING DEPOSIT

£311 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,557 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

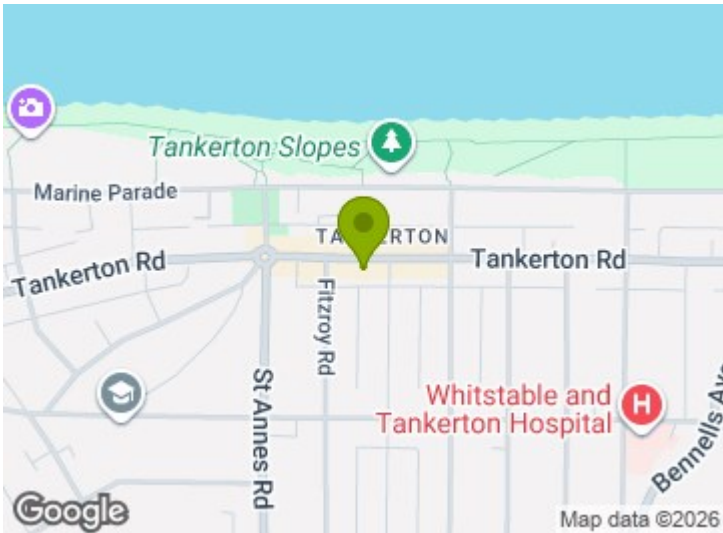
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman





First Floor

Approx. 77.3 sq. metres (832.6 sq. feet)



Total area: approx. 77.3 sq. metres (832.6 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1708.60.

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Energy Efficiency Rating		
Current	Potential	
64	72	
Energy Efficiency Rating Legend		
A	B	C
D	E	F
G		
England & Wales		

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