

CHRISTOPHER HODGSON



Tankerton, Whitstable

To Let £1,395 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

Apartment 3, Circus House, 83 Tankerton Road, Tankerton, Whitstable, Kent, CT5 2AH

A contemporary first floor apartment situated in a prime central location, moments from Tankerton Slopes and seafront, shops and amenities, and accessible to Whitstable station (0.8 miles).

This spacious apartment forms part of a striking new development and has been finished to a high specification throughout. The open-plan living accommodation comprises a private ground floor entrance, a living room incorporating a smartly fitted kitchen with integrated appliances, two double bedrooms,

and two bathrooms (one en-suite). A balcony with views towards the sea is accessed from the living room. Outside, there is a lockable storage cupboard and an allocated parking space for one vehicle.

No pets or smokers. Available from late June.



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

• Living Room/Kitchen
20'9" x 20'5" (6.34m x 6.24m)

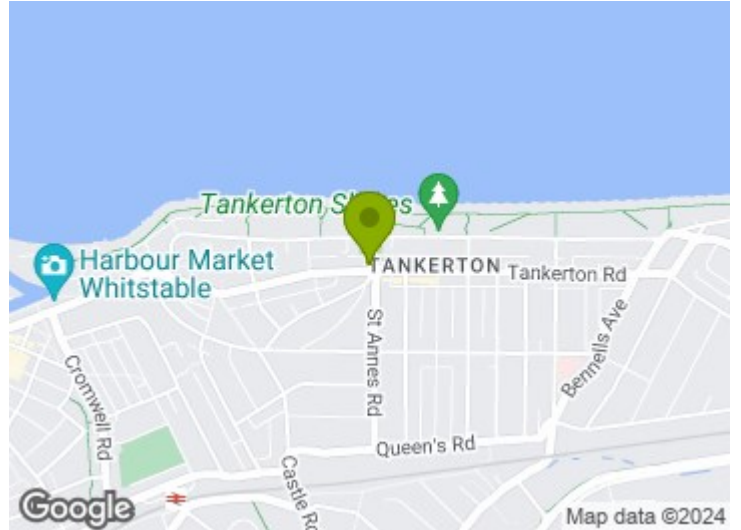
- Balcony
- Bedroom 1
19'0" x 10'9" (5.80m x 3.28m)
- En-Suite Bathroom
5'3" x 5'2" (1.62m x 1.60m)
- Bedroom 2
15'7" x 9'9" (4.75m x 2.96m)
- Bathroom
6'7" x 5'2" (2.03m x 1.60m)
- Storage Cupboard
- Parking

HOLDING DEPOSIT

£321 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,609 (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/

INDEPENDENT REDRESS SCHEME

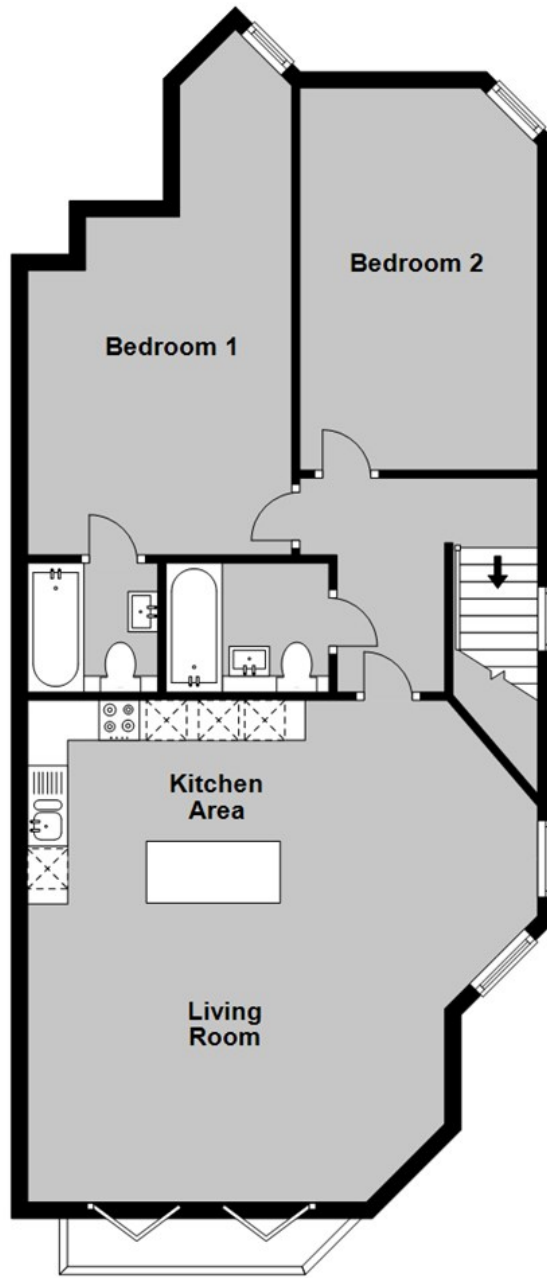
Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

Provided by ARLA

First Floor

Approx. 80.7 sq. metres (869.0 sq. feet)



Total area: approx. 80.7 sq. metres (869.0 sq. feet)

Council Tax Band D. The amount payable under tax band D for the year 2024/2025 is £2,196.77

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Energy Efficiency Rating		Current	Target
100 kWh/m ² per year (lower is better)	A		
71-90 kWh/m ² per year	B		
51-70 kWh/m ² per year	C	63	63
31-50 kWh/m ² per year	D		
11-30 kWh/m ² per year	E		
1-10 kWh/m ² per year	F		
0 kWh/m ² per year	G		

England & Wales
EPC Directive
2002/91/EC

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