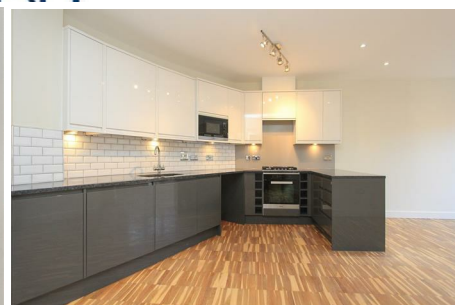


CHRISTOPHER HODGSON



WestBay Court

WHITSTABLE KENT



Whitstable

To Let £1,295 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

Apartment 2, WestBay Court, 23 High Street, Whitstable, Kent, CT5 1AP

A beautifully finished two bedroom apartment in the heart of central Whitstable with the benefit of an allocated parking space accessed from Victoria Street.

The apartment forms part of a prestigious development and is finished to a high specification throughout, including contemporary kitchen fittings and granite work surfaces as well as some integrated Miele appliances.

The bathrooms feature high quality sanitary ware by Roca.

Original polished parquet flooring throughout. This first floor apartment (accessed from the communal entrance hall with stairs and lift access to all floors) offers bright and spacious accommodation which includes an entrance hall, open plan sitting/dining/kitchen area with Juliet balcony, two double bedrooms and two bathrooms. The property benefits from parking for one car.

No pets or smokers. Available from mid July.



Location

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, well regarded restaurants, the beach, Whitstable harbour, bus routes and station.

Whitstable station (0.6 of a mile distant) provides fast and frequent services to London (Victoria) 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.

ACCOMMODATION

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

FIRST FLOOR

- Sitting Room
13'1" x 10'4" (4.01m x 3.15m)
at maximum points.
- Dining / Kitchen Area
13'8" x 12'2" (4.17m x 3.71m)
at maximum points.
- Bedroom 1
10'11" x 8'2" (3.35m x 2.51m)
at maximum points.

- En-Suite Shower Room

- Bedroom 2
9'10" x 9'6" (3.00m x 2.92m)
at maximum points.

- Shower Room

- Parking

One allocated parking space, accessed via Victoria Street, outlined in red on the OS plan.

HOLDING DEPOSIT

£298 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,494 (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/

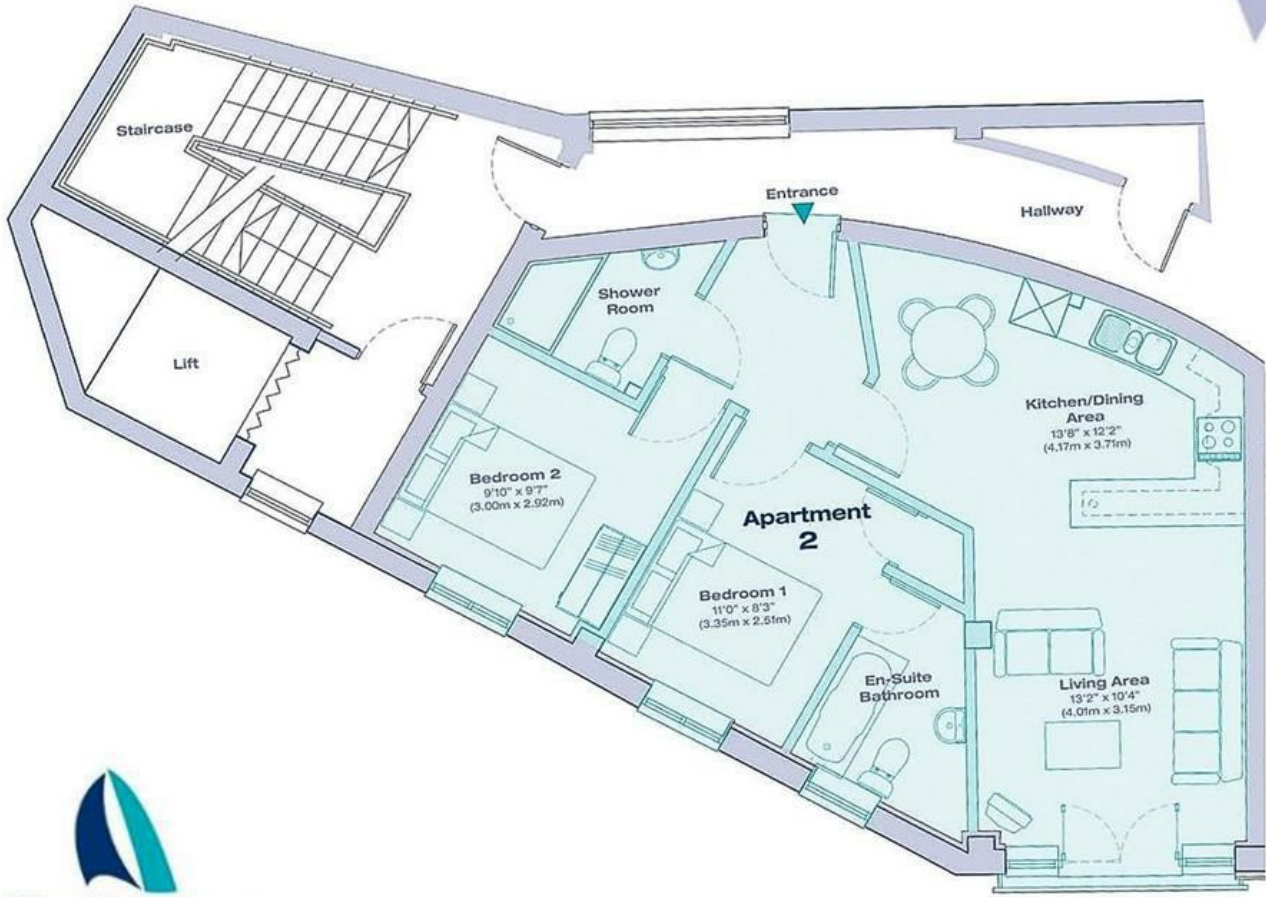
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman






WestBay Court First Floor

Council Tax Band B. The amount payable under tax band B for the year 2024/2025 is £1,708.60

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Energy Efficiency Rating		Current	Target
100 kWh/m ² or more	F		
75 kWh/m ² or more	G		
50 kWh/m ² or more	D		
25 kWh/m ² or more	B		
10 kWh/m ² or more	A	76	76

England & Wales

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