

CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,250 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING



# Whitstable

## *11 Fishermans Wharf, Diamond Road, Whitstable, Kent, CT5 1FW*

This smartly presented second floor apartment forms part of a modern development in a desirable central Whitstable location accessible to the High Street, railway station and the beach. Whitstable train station (0.3 miles) and the harbour (0.2 miles) are both within walking distance.

The bright and spacious accommodation comprises an entrance hall, living room with a sleek modern kitchen,

three bedrooms and a bathroom.

The property also benefits from one allocated covered parking space to the rear of the development.

No pets or smokers. Available from early September.



### LOCATION

Diamond Road is a residential location situated within reach of central Whitstable and being a short walk to shops and bus routes. Whitstable is an increasingly popular and fashionable seaside resort offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station providing fast and frequent links to London (Victoria) approximately 80mins with high speed links to London (St Pancras) 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:

#### SECOND FLOOR

- Entrance Hall
- Living Room/Kitchen  
22'8" x 19'5" (6.93 x 5.94)
- Bedroom 1  
13'3" x 9'6" (4.04 x 2.92)
- Bedroom 2  
12'0" x 8'11" (3.68 x 2.72)
- Bedroom 3  
9'3" x 7'4" (2.84 x 2.26)

- Bathroom  
7'4" x 5'8" (2.24 x 1.75)

#### OUTSIDE

- Parking  
Allocated parking space for one vehicle.

**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/](http://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



**Second Floor**  
Approx. 74.0 sq. metres (796.1 sq. feet)



Total area: approx. 74.0 sq. metres (796.1 sq. feet)

**Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,952.69**

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Energy Efficiency Rating	
Current	Potential
A	B
80	81
B	C
C	D
D	E
E	F
F	G
G	H
H	I
I	J

England & Wales

95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

