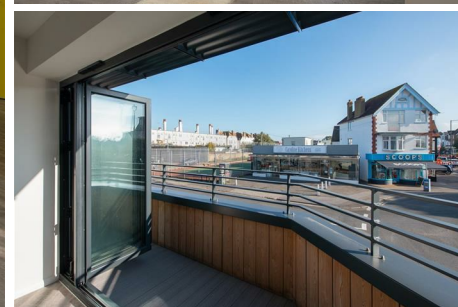


CHRISTOPHER HODGSON



**Tankerton, Whitstable**

**To Let** £1,595 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

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# Tankerton, Whitstable

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

A contemporary ground and first floor duplex 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 development and has been finished to a high specification throughout. The open-plan living accommodation is arranged on the ground to provide an entrance hall, a double bedroom and a bathroom. To the first floor there is a large open plan living room incorporating a smartly fitted kitchen with integrated appliances, a further double bedroom, and a second

bathroom. A balcony with views towards the sea is accessed from the living room. Outside, there is an allocated parking space for one vehicle.

No pets or smokers. Available from late October.



## 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

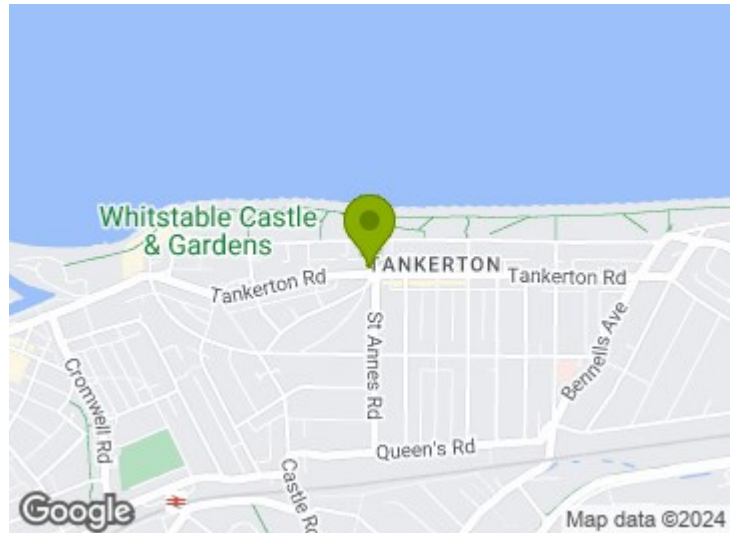
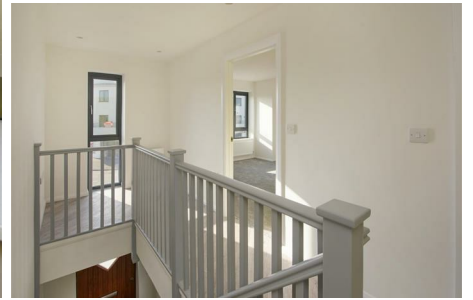
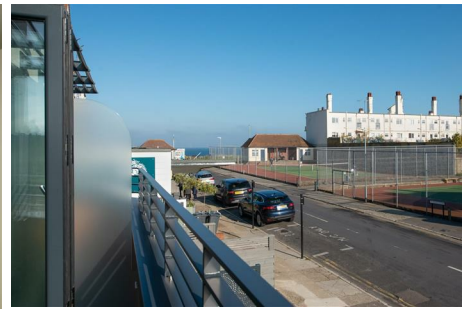
The accommodation and approximate measurements (taken at maximum points) are:

## GROUND FLOOR

- Entrance Hall
- Bedroom 2  
13'11" x 10'5" (4.25m x 3.20m)
- Bathroom  
6'0" x 5'2" (1.84m x 1.58m)

## FIRST FLOOR

- Living Room/Kitchen  
25'1" x 16'10" (7.67m x 5.15m)
- Balcony
- Bedroom 1  
13'3" x 10'5" (4.04m x 3.20m)
- Bathroom  
6'0" x 5'2" (1.84m x 1.58m)
- Parking



**HOLDING DEPOSIT**  
£368 (or equivalent to 1 weeks rent)

**TENANCY DEPOSIT**  
£1,840 (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/)

**INDEPENDENT REDRESS SCHEME**  
Christopher Hodgson Estate Agents are members of The Property Ombudsman

**CLIENT MONEY PROTECTION**  
Provided by ARLA



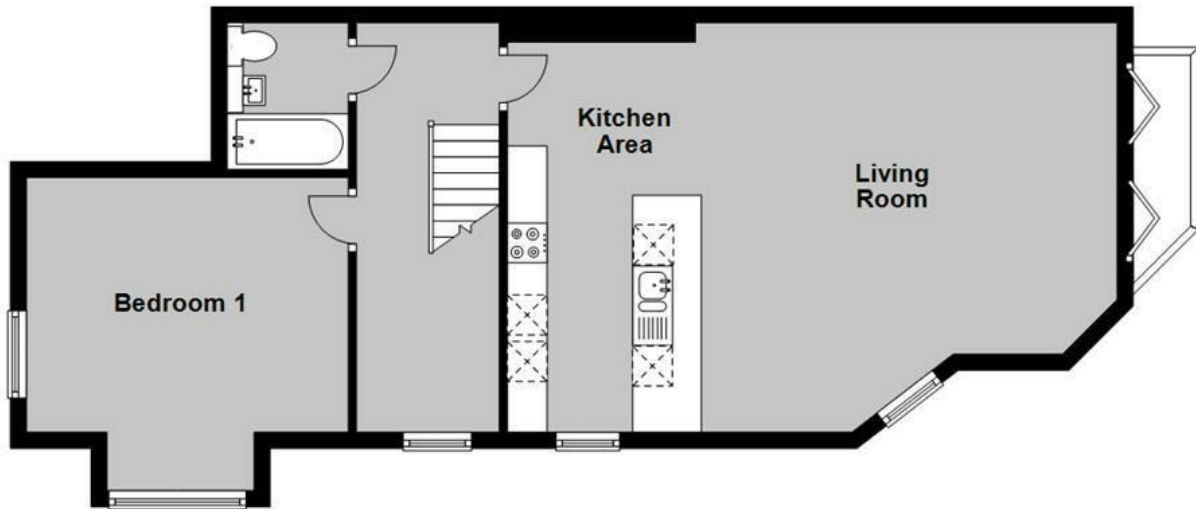
### Ground Floor

Approx. 26.8 sq. metres (288.4 sq. feet)



### First Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 91.0 sq. metres (979.1 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 <sup>2</sup> per year (lower is better)	A	76	76
71-100 kWh/m <sup>2</sup> per year	B		
51-70 kWh/m <sup>2</sup> per year	C		
31-50 kWh/m <sup>2</sup> per year	D		
11-30 kWh/m <sup>2</sup> per year	E		
1-10 kWh/m <sup>2</sup> per year	F		
0 kWh/m <sup>2</sup> per year	G		

England & Wales  
EPC Decree 2018/112

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