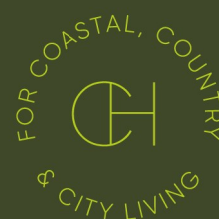


CHRISTOPHER HODGSON



**Whitstable**

**To Let** £1,350 PCM



# Whitstable

## *Apartment 1 Haddo Yard, 47 Old Bridge Road, Whitstable, Kent, CT5 1RD*

A stylish two bedroom ground floor apartment forming part of this striking development in a highly convenient and central location, immediately opposite Whitstable station.

The apartment features poured concrete floors with underfloor heating, a locally made ply kitchen, bespoke joinery and high-quality fittings and appliances. Full height aluminium/timber composite windows flood the living room with light.

The accommodation is arranged to provide an entrance hall, a large open-plan living space with fitted kitchen, two double bedrooms, a bathroom and a private courtyard garden. The apartment also benefits from an allocated parking space as well as use of the communal garden and cycle store.

No pets or smokers. Available from early January.



### LOCATION

Old Bridge Road is a desirable location in central Whitstable accessible to shops, bus routes and station. Whitstable is an increasingly fashionable seaside town offering a good range of amenities including highly regarded restaurants, individual shops, watersports facilities and a working harbour. The mainline railway station is just moments away, providing fast and frequent links to London (Victoria) in 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:

- Entrance Hall
- Living Room  
24'6" x 13'7" (7.46m x 4.15m)
- Kitchen Area
- Bedroom 1  
10'1" x 9'9" (3.07m x 2.97m)
- Bedroom 2  
9'8" x 10'1" (2.94m x 3.07m)

- Bathroom
- Courtyard Garden  
17'1" x 14'6" (5.21m x 4.42m)

### Parking

One allocated parking space located in the parking area to the front of the building (space closest to the entrance of Flat 1).

### 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/Tenants](http://www.christopherhodgson.co.uk/Tenants)

### CLIENT MONEY PROTECTION

Provided by ARLA

### INDEPENDENT REDRESS SCHEME

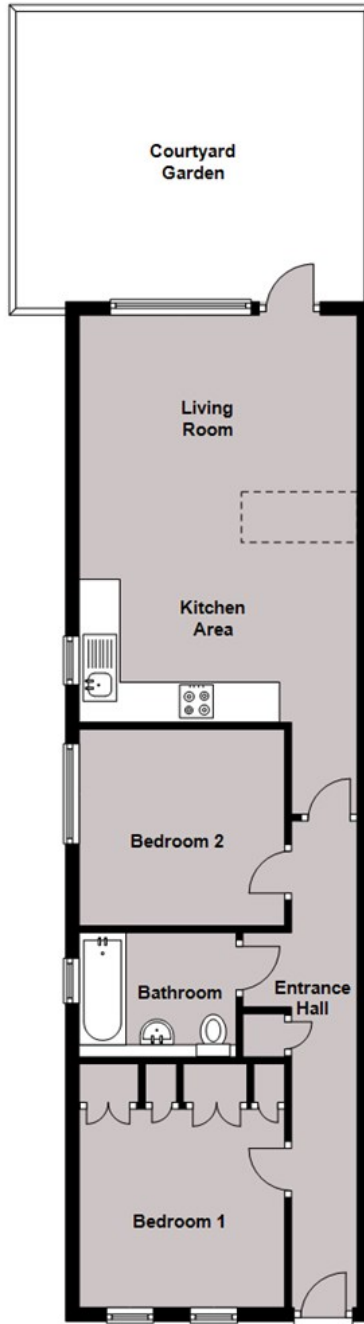
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## Ground Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 61.6 sq. metres (662.6 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	Target
100 Energy efficient (Super low energy rating)	A+	83	83
75 Energy efficient (Low energy rating)	A		
50 Energy efficient (Medium energy rating)	B		
25 Energy efficient (Poor energy rating)	C		
10 Energy efficient (Very poor energy rating)	D		
5 Energy efficient (Very poor energy rating)	E		
1 Energy efficient (Very poor energy rating)	F		
0 Energy efficient (Very poor energy rating)	G		

England & Wales  
EPC Directive  
2002/91/EC

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