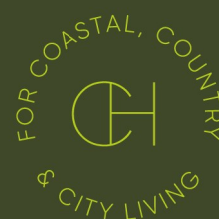


CHRISTOPHER HODGSON



Tankerton, Whitstable

To Let £975 PCM



Tankerton, Whitstable

Apartment 5 Bay Court, 2-4 Wynn Road, Tankerton, Whitstable, Kent, CT5 2JP

A bright and spacious first floor apartment forming part of a modern development situated within a prime central location, close to shops and amenities, a short stroll to Tankerton Slopes and seafront and less than one mile from Whitstable mainline station.

The apartment provides smartly presented and comfortably proportioned accommodation arranged to provide an entrance hall, living room with West facing Juliette balcony, a smartly fitted kitchen, a double bedroom and a bathroom.

The property also benefits from an allocated parking space to the rear of the building.

No smokers. Available from mid December.



LOCATION

Wynn Road is in a much sought after residential location in central Tankerton, conveniently positioned for access to local shopping and educational facilities, seafront and bus routes. Communication links are strong with the A299 being within short driving distance and connecting to the A2/M2 and Motorway network together with mainline railway stations at Chestfield and Whitstable which offer frequent services to London (Victoria) approximately 80 minutes with high speed links to London (St Pancras) approximately 73 minutes. The popular town of Whitstable is approximately 1.3 miles distant providing a diverse range of shopping facilities as well as fashionable restaurants, recreational and leisure amenities.

ACCOMMODATION

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

FIRST FLOOR

- Entrance Hall
- Living Room
15'1" x 10'3" (4.60m x 3.12m)
- Kitchen
10'6" x 6'6" (3.20m x 1.98m)

- Bedroom
10'11" x 10'6" (3.34m x 3.20m)

- Bathroom

OUTSIDE

Parking

One allocated parking space, located to the rear of the building and accessed via Wynn Road.

HOLDING DEPOSIT

£225 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,125 (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

CLIENT MONEY PROTECTION

Provided by ARLA

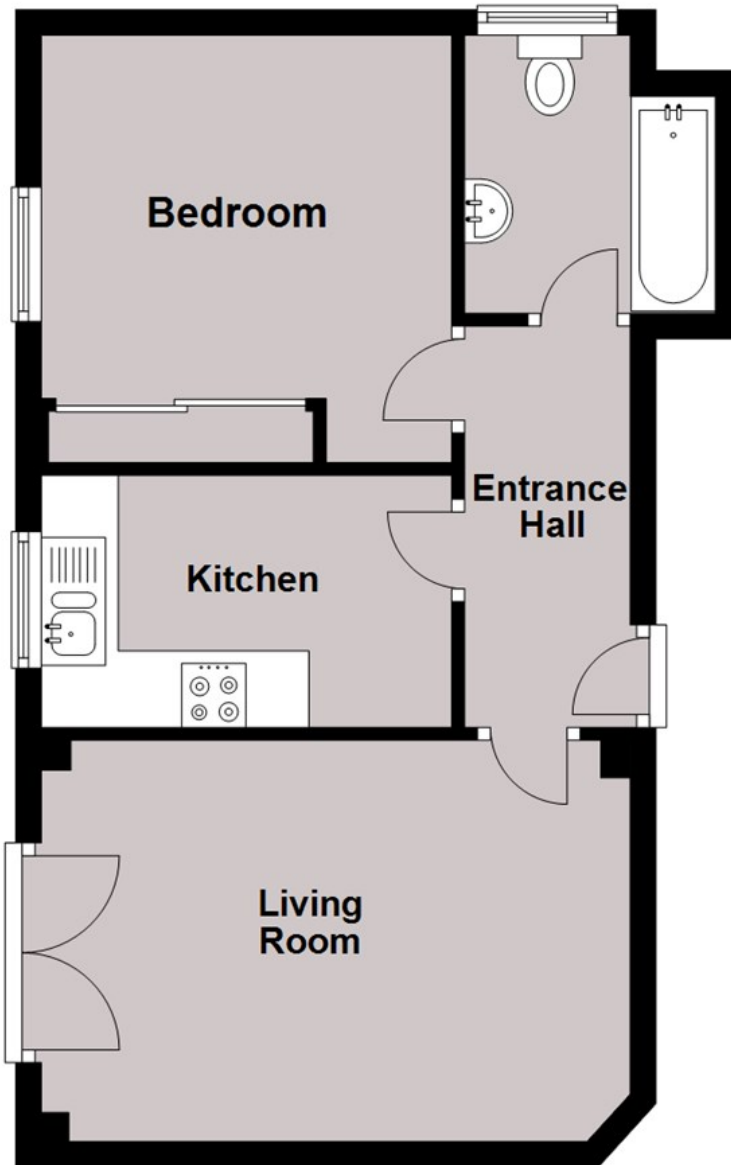
INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



First Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 40.8 sq. metres (438.8 sq. feet)

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
Very Energy Efficient (Green)	A	70+	80+
Energy Efficient (Light Green)	B	70	80
Decent (Yellow)	C	60	70
Needs Improvement (Orange)	D	50	60
Needs Improvement (Red)	E	40	50
Very Poor (Dark Red)	F	30	40
Very Poor (Black)	G	20	30

England & Wales
EPC Directive
2002/91/EC

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