

CHRISTOPHER HODGSON



Whitstable

To Let £1,050 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

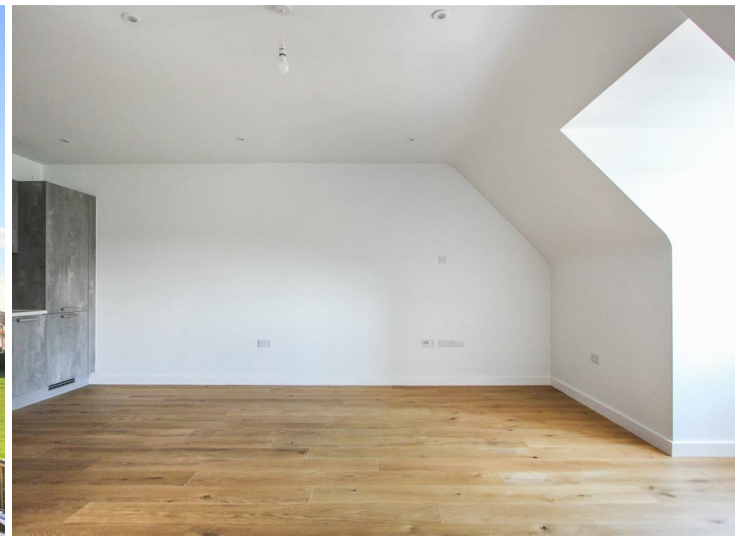
Apartment 21, Chaucer House, Wheatley Road, Whitstable, Kent, CT5 1LS

A contemporary second floor apartment forming part of a stylish development in central Whitstable, situated only 500 metres from Whitstable station and within close proximity to the town centre, seafront and harbour.

This spacious apartment has been finished to a high specification with premium fixtures and fittings, engineered oak flooring with underfloor heating and a quality German made kitchen by 'Hacker' with integrated

Bosch appliances. The generous accommodation comprises an entrance hall, living room open-plan to kitchen, a double bedroom with fitted wardrobes and a contemporary bathroom. The development is serviced by a lift and the apartment benefits from one allocated parking space located to the rear of the building.

No smokers. Available immediately.



LOCATION

Wheatley Road is a popular residential location situated in close proximity to central Whitstable being accessible to shops, bus routes and station. Whitstable is an increasingly popular and fashionable town by the sea offering a good range of amenities including well regarded restaurants, watersports facilities and working harbour. The town also benefits from a mainline railway station (0.4 of a mile distant), offering fast and frequent services 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:

- Entrance Hall
7'6" x 6'5" (2.29m x 1.98m)
- Living Room
18'3" x 16'7" (5.56m x 5.05m)
- Kitchen

- Bedroom
11'4" x 11'4" (3.45m x 3.45m)

- Bathroom
7'4" x 6'6" (2.24m x 1.98m)

Parking

There is one allocated parking space to the rear of the building, numbered 30.

HOLDING DEPOSIT

£242 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,211 (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/

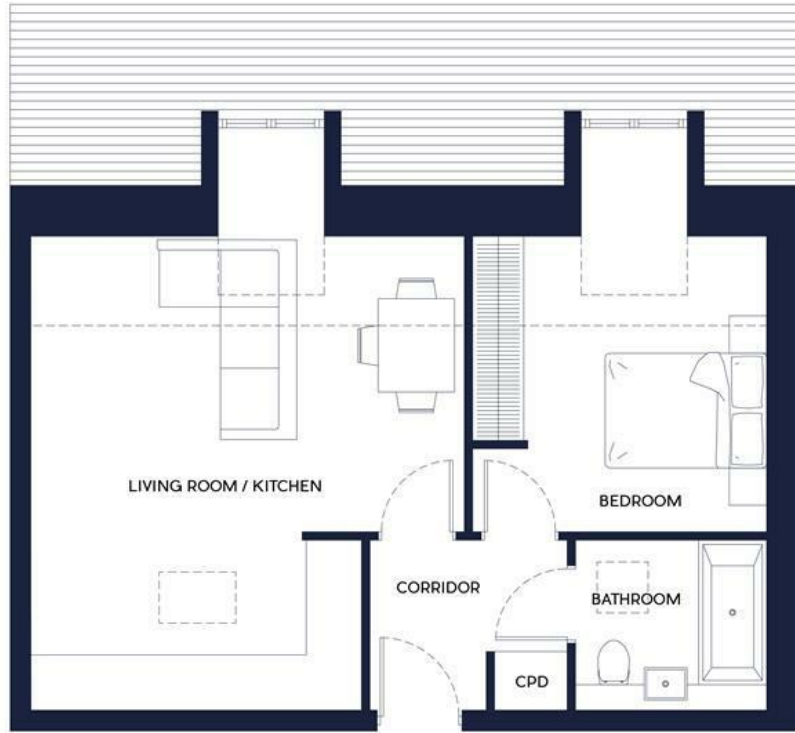
CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman





APARTMENT 21

50 sq m / 539 sq ft

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,791.42.

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| Energy Efficiency Rating | | Current | Potential |
|--------------------------------|---|-------------------------|-----------|
| 100 kWh/m ² or less | A | | |
| 81-100 kWh/m ² | B | | |
| 61-80 kWh/m ² | C | | |
| 41-60 kWh/m ² | D | | |
| 21-40 kWh/m ² | E | | |
| 1-20 kWh/m ² | F | | |
| 0-20 kWh/m ² | G | | |
| England & Wales | | EU Directive 2002/91/EC | |

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