CHRISTOPHER HODGSON

Whitstable

To Let £1,175 PCM

FOR COASTAL, COUNTRY & CITY LIVING

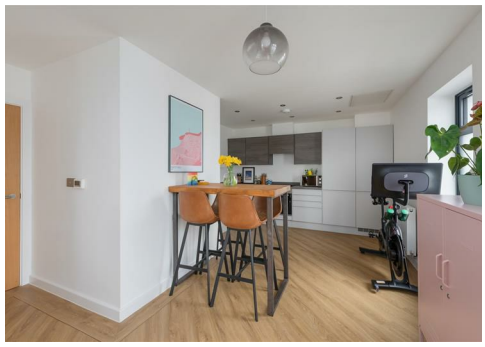
Whitstable

Apartment 10, The Salt Yard, 110 Cornwallis Circle, Whitstable, Kent, CT5 1DT

A beautifully presented second floor apartment forming part of a desirable contemporary development in the heart of Whitstable. Conveniently situated moments from the town centre, beach, working harbour and an excellent range of independent shops, cafés and highly regarded restaurants, Whitstable railway station is approximately 0.7 miles distant.

Finished to a high specification throughout, the bright and well-proportioned accommodation comprises an entrance hall, a spacious open-plan living room with a Westerly aspect open-plan to a smartly fitted kitchen with integrated appliances, a utility cupboard with washer/dryer, a double bedroom and a stylish bathroom.

The apartment benefits from an allocated parking space within the undercroft parking area, a video entry system, a communal and secure bike store, and the use of a communal roof terrace. Available immediately with furnishings.



LOCATION
Cornwallis Circle is a desirable location in the heart of Whitstable, enjoying a convenient position moments from the town centre and within a short stroll of the beach and working harbour. Whitstable is a charming town by the sea renowned for its independent shops, highly regarded restaurants and waterside character. The High Street and Harbour Street offer an excellent range of boutiques, cafés and eateries. Whitstable railway station is approximately 0.7 miles distant and provides frequent services to London Victoria, whilst the high-speed Javelin service offers access to London St Pancras in approximately 73 minutes. The A299 is also easily accessible, providing links to the A2/M2 and subsequent motorway network.

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

SECOND FLOOR

- Entrance Hall 8'4" x 3'11" (2.55m x 1.20m)
- Living Room 22'2" x 13'7" (6.77m x 4.16m)
- Kitchen 11'8" x 7'8" (3.56m x 2.33m)
- Bedroom 13'5" x 8'10" (4.10m x 2.70m)
- Bathroom 7'6" x 5'8" (2.31m x 1.75m)
- Utility Cupboard 4'7" x 4'7" (1.41m x 1.40m)

OUTSIDE

- Parking
One allocated space located in the undercroft parking area.

- Communal Roof Terrace

HOLDING DEPOSIT
£271 (or equivalent to 1 weeks rent)

TENANT DEPOSIT
£1,355 (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/

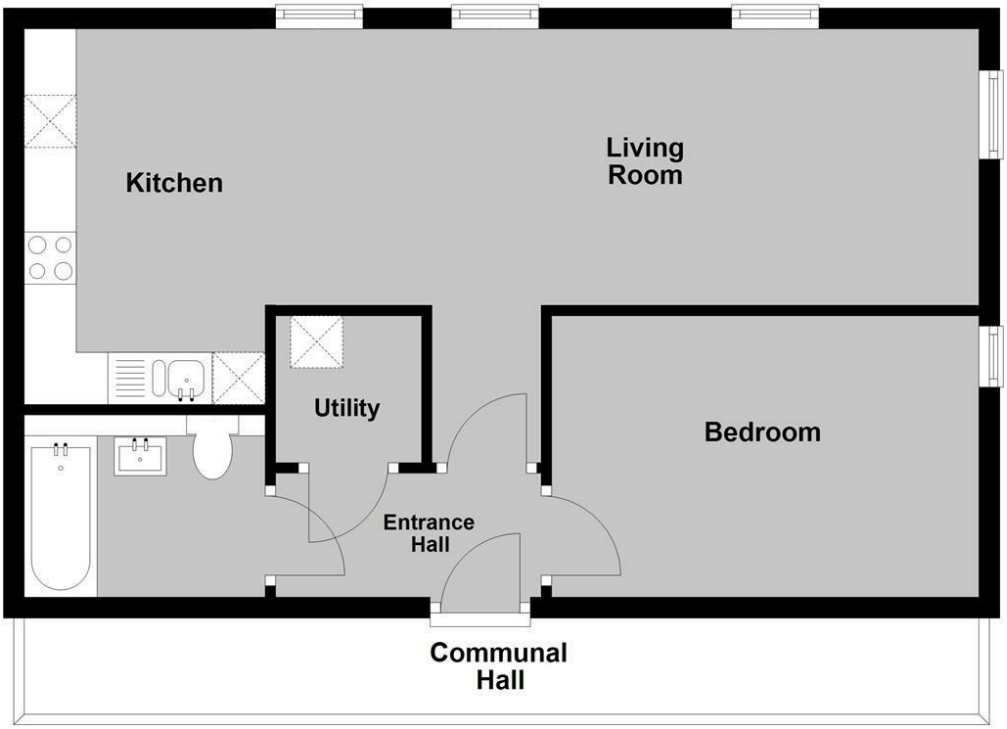
CLIENT MONEY PROTECTION
Provided by ARLA

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

Tankerton R
Whitstable
Cromwell Rd
High St
Canterbury Rd
Google
Map data ©2026

Second Floor

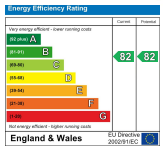
Approx. 50.0 sq. metres (538.4 sq. feet)



Total area: approx. 50.0 sq. metres (538.4 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2026/2027 is £1,598.66.

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser: 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



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

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK