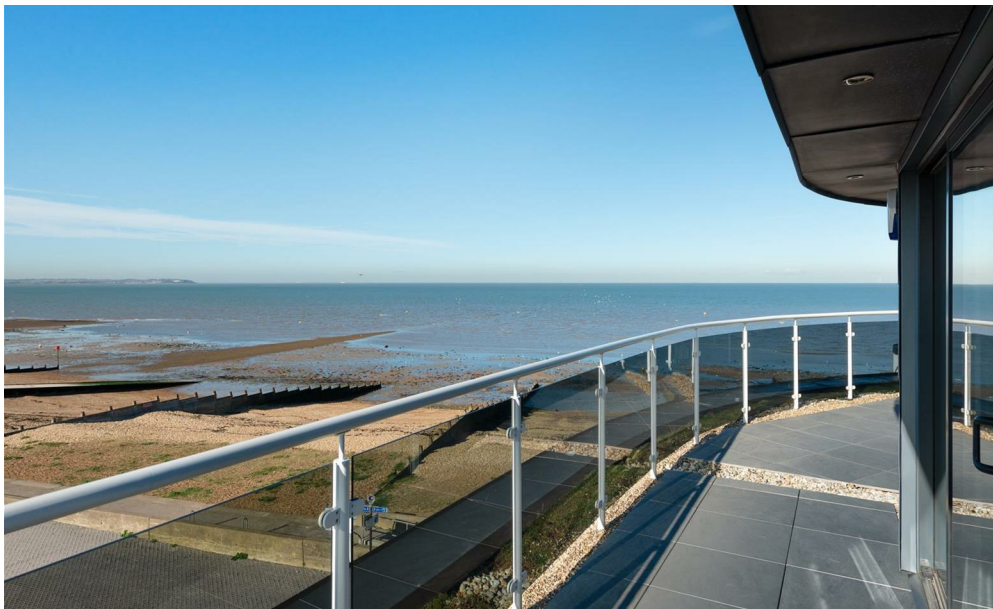


CHRISTOPHER HODGSON



Whitstable

To Let £2,500 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

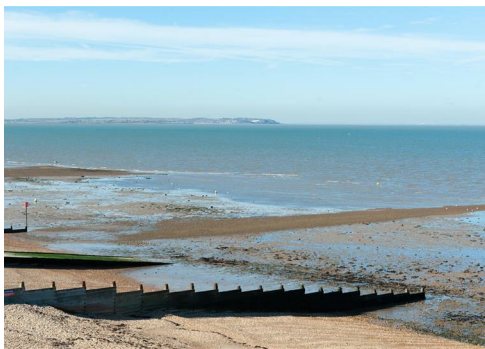
Penthouse Apartment, The Savoy, 5 Beach Walk, Whitstable, Kent, CT5 2FE

An exceptional sea facing apartment forming part of this prestigious development enviably positioned in a prime location overlooking Whitstable beach.

The Penthouse is situated at the top of this striking development, with accommodation totalling 1187 sq ft (111 sq m) including a large sea facing terrace, perfect for entertaining and providing an ideal vantage point to enjoy Whitstable's famous sunsets. This apartment benefits from private lift access, luxurious open-plan living/kitchen space with full height glass doors leading to the terrace, two double bedrooms, two stylish bathrooms and parking for two vehicles.

The distinctive exterior is reflective of the Art Deco style and combines gentle curves with bold lines to create a truly unique building. The apartments are serviced by a lift and parking is provided by an innovative WOHR car stacker parklift system.

No smokers. Available from mid September.



LOCATION

Beach Walk is a coveted beach front location a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

- Hallway
- Open-plan Kitchen/Living Room
- Principal Bedroom
- En-Suite Shower Room

- Walk-in-Wardrobe with fitted wardrobe

- Bedroom 2

- Bathroom

Specification

Kitchen

- Integrated Siemens appliances consisting of:-
- Integrated oven and combination oven with microwave
 - Integrated induction hob with slim line extractor hood
 - Integrated fridge/freezer with hydrofresh drawer
 - Integrated washing machine/dryer
 - Integrated dishwasher
 - Stone work surfaces

Bathrooms

- White porcelain wall hung sanitary ware by Villeroy & Boch
- Wall-hung was basin with storage beneath
- Walk in shower enclosure with monsoon shower head (En-Suite)
- Fitted bath (Bathroom)
- Fitted mirror with LED lighting
- Heated towel rails
- Ceramic tiled walls to full height
- Ceramic tiled flooring

General

- Double glazed powder coated aluminium windows and external



- doors with security locks
- Ceramic promenade tiled flooring and contemporary stainless steel balustrades and handrails to terrace.
- Gas fired combination boiler
- Recessed LED lighting to kitchens and bathrooms
- Engineered oak flooring to living area and hallways
- 4 person hydraulic lift with disabled access
- Underfloor heating (zonally controlled)
- High security video entry system
- Communal entrance hall and staircase with ceramic non-slip tiles
- Lockers in secure bin store/cycle area
- External - Thro' colour rendered finish with brick/timber contrast panels

Parking

For two vehicles within the car stacker Parklift system. Prospective tenants are advised to review the Parklift data sheet to ensure it is suitable for their vehicle(s) before applying for this property.

HOLDING DEPOSIT

£576 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£2,884 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

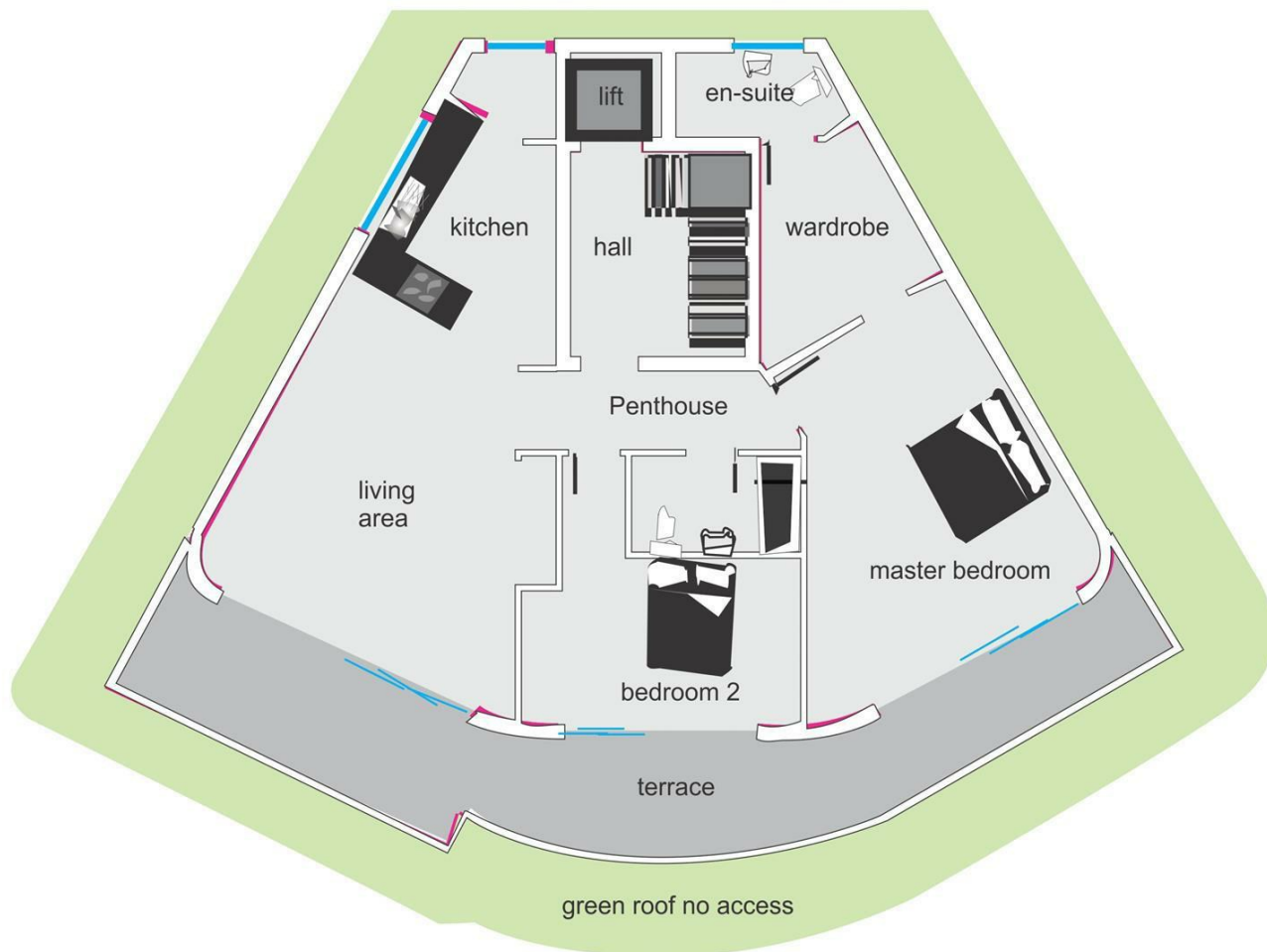
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

Provided by ARLA



Council Tax Band E. The amount payable under tax band E for the year 2026/2027 is £2,930.88.

Christopher Hodgson Estate Agents for itself and as for the vendor or 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 Reasonable endeavours 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 Estate 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 of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor 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, omission 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient (A+)	A+	84	84
Energy efficient (A)	A		
Decent (B)	B		
Below average (C)	C		
Less than average (D)	D		
Energy inefficient (E)	E		
Very energy inefficient (F)	F		
Extremely energy inefficient (G)	G		
Energy Efficiency Rating Legend		EPC Rating Legend	
England & Wales		EPC Rating Legend	

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Data Sheet Wöhr Parklift 340

Single unit = 2 cars
Double unit = 4 cars

**Suitable for condominium and office buildings.
For permanent use only!**

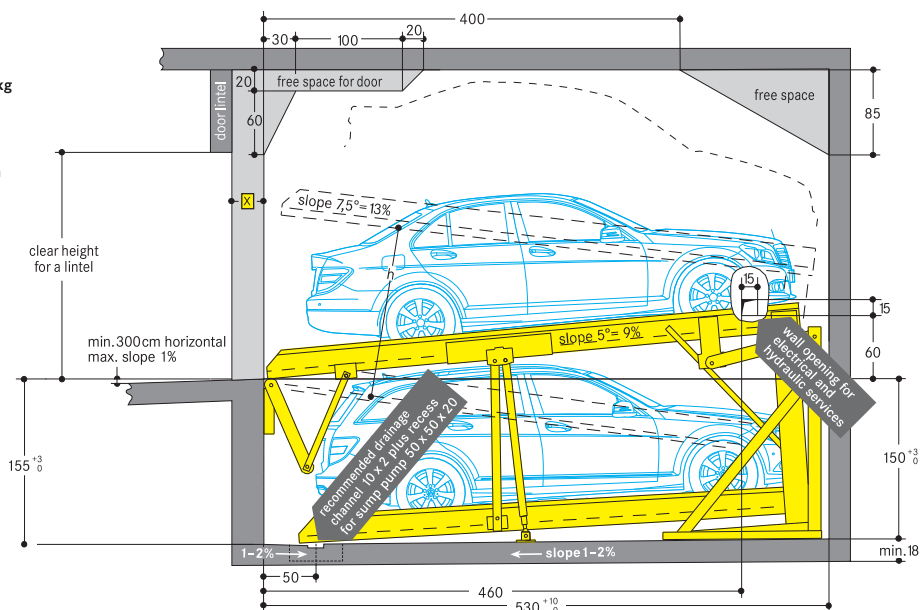
Both platforms are inclined.

Load per platform max. 2000 kg
(load per wheel max. 500 kg)

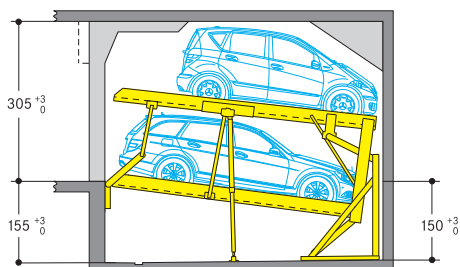
X = only applicable if garage doors are to be fitted.
For roller doors x= 10 / 15 cm

X = to be clarified with door supplier

Dimensions in cm



■ Parklift 340-155 / 150 (height 305)

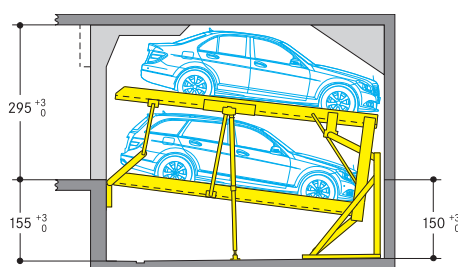


	car height	distance (h)
UL	only cars up to 160 cm	
LL	cars/station wagons up to 154 cm	158

UL = upper level, LL = lower level

UL = upper level, LL = lower level

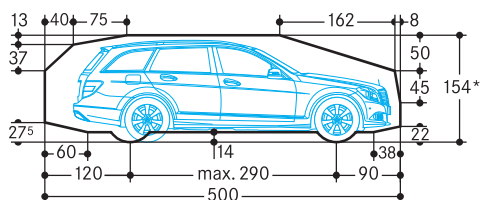
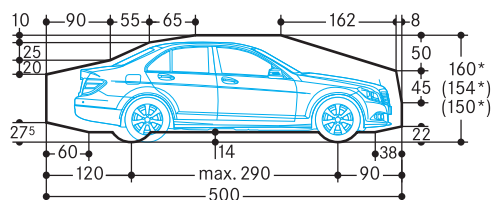
■ Parklift 340-155 / 150 (height 295)



	car height	distance (h)
UL	only cars up to 150 cm	
LL	cars/station wagons up to 154 cm	158

Please attend to restricted car- and platform distance height! If higher cars or platform distance heights are requested, we suggest to use our Parklift 440 system.

■ **Clearance profile** (car/station wagon)



*The total car height includes roof rail and antenna fixture and must not exceed the mentioned max. height dimension.

Notes

1. Clear platform width of 250 cm for car widths of 190 cm (see width dimensions stated on page 2). For large touring sedans we recommend a clear platform width of at least 260–270 cm for single and 500 cm for double systems.
2. For standard lowered cars or cars with front spoilers exceeding the above clearance profiles, we recommend to use our system *Parklift 440*.
3. Due to recent increases in car length dimensions, and potential future developments, a pit length of 540 cm is advisable. This offers bigger safety distances also for future cars.
4. At the edge of the pit a 10cm wide, yellow-black marking according to ISO 3864 has to be provided by the purchaser (see "statics and construction requirements" on page 3).
5. It is not possible to have channels or undercuts and/or concrete haunches along the pit floor-to-wall joints. In the event that channels or undercuts are necessary, the system width needs to be reduced or the pit needs to be wider.
6. The manufacturer reserves the right to construction or model modifications and/or alterations. Furthermore, the right to any subsequent part modification and/or variations or amendments in procedures and standards due to technical and engineering progresses in the art or due to environmental regulation changes, are also hereby reserved.

Width dimensions · Underground garages

All dimensions shown are minimum. Construction tolerances must be taken into consideration.
All dimensions in cm.

The access to the Parklift should be level for a distance of 300 cm immediately in front of the pit (max. slope allowable 1%).
Beyond this max. slope 10%.

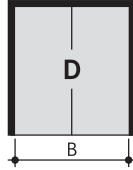
Wall to wall

Single unit (2 cars)



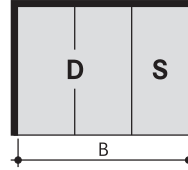
Space required wall-pillar B	gives clear platform width
260	230
270	240
280	250
290	260
300	270

Double unit (4 cars)



Space required wall-pillar B	gives clear platform width
490	460
510	480
530	500

Combinated unit (6 cars)



Space required wall-pillar B	gives clear platform width
750	460 + 230
780	480 + 240
810	500 + 250
820	500 + 260
830	500 + 270

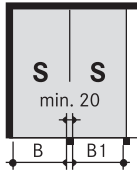
Wall openings required between partitions for electrical and hydraulic conduits must be provided where applicable. Wall openings may not be closed after installation.

The driving aisle width to be compliant with country regulations locally in force.

Other width combinations as well as smaller widths are possible.

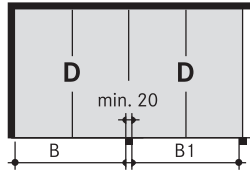
Pillars outside pit

Single unit (2 cars)



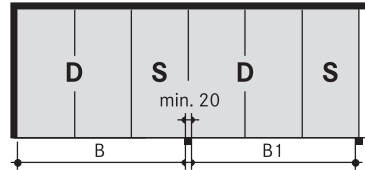
Space required wall-pillar B	pillar-pillar B1	gives clear platform width
250	240	230
260	250	240
270	260	250
280	270	260
290	280	270

Double unit (4 cars)



Space required wall-pillar B	pillar-pillar B1	gives clear platform width
480	470	460
500	490	480
520	510	500

Combinated unit (6 cars)



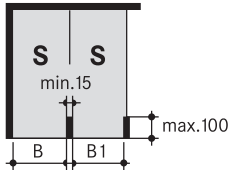
Space required wall-pillar B	pillar-pillar B1	gives clear platform width
740	730	460 + 230
770	760	480 + 240
800	790	500 + 250
810	800	500 + 260
820	810	500 + 270

The driving aisle width to be compliant with country regulations locally in force.

Other width combinations as well as smaller widths are possible.

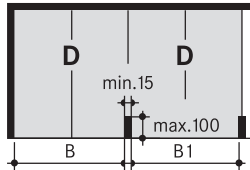
Pillars inside pit

Single unit (2 cars)



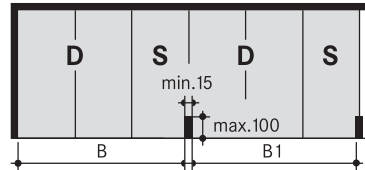
Space required wall-pillar B	pillar-pillar B1	gives clear platform width
255	245	230
265	255	240
275	265	250
285	275	260
295	285	270

Double unit (4 cars)



Space required wall-pillar B	pillar-pillar B1	gives clear platform width
485	475	460
505	495	480
525	515	500

Combinated unit (6 cars)



Space required wall-pillar B	pillar-pillar B1	gives clear platform width
745	735	460 + 230
775	765	480 + 240
805	795	500 + 250
815	805	500 + 260
825	815	500 + 270

The driving aisle width to be compliant with country regulations locally in force.

Other width combinations as well as smaller widths are possible.

Important notes

If maximum platform widths are not installed, difficulties might arise when entering or exiting the cars on the parking units. This depends on the car type, the access and the individual driving behaviour.

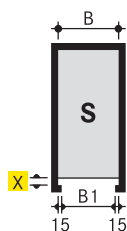
For parking slots at edges or between walls, we recommend going for our maximum platform widths.
For cars wider than 190 cm, platform width of 270/500 cm is required to enter and exit the car at drivers-side.

Width dimensions · Garages with doors

All dimensions shown are minimum. Construction tolerances must be taken into consideration.
All dimensions in cm.

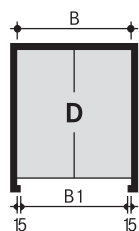
The access to the Parklift should be level for a distance of 300 cm immediately in front of the pit (max. slope allowable 1%).
Beyond this max. slope 10%.

Single garages (2 cars)



Space required B	gives clear platform width B1	
260	230	230
270	240	240
280	250	250
290	260	260
300	270	270

Double garages (4 cars)



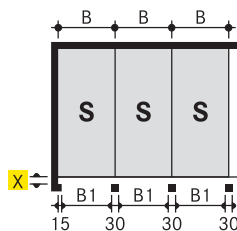
Space required B	gives clear platform width B1	
490	460	460
510	480	480
530	500	500

x = for doors. See page 1

Wall openings required between partitions for electrical and hydraulic conduits must be provided where applicable. Wall openings may not be closed after installation.

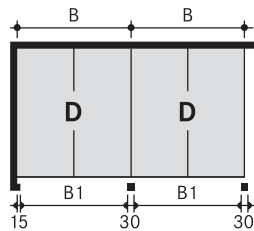
The driving aisle width to be compliant with country regulations locally in force.

Serial garages with single doors (2 cars)



Space required B	gives clear platform width B1	
260	230	230
270	240	240
280	250	250
290	260	260
300	270	270

Serial garages with double doors (4 cars)

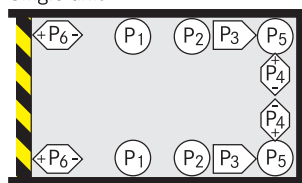


Space required B	gives clear platform width B1	
490	460	460
510	480	480
530	500	500

The driving aisle width to be compliant with country regulations locally in force.

Statics and construction requirements

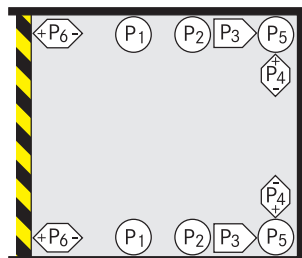
Single unit



↑ Marking according to ISO 3864

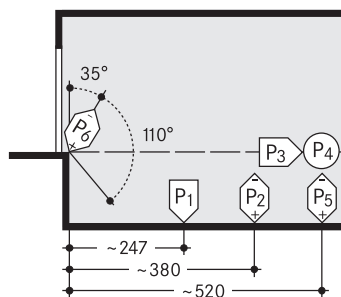
P1 = +36 kN*
P2 = + 5 kN
- 12 kN
P3 = +16 kN
P4 = ± 2 kN
P5 = +21 kN
- 8 kN
P6 = ± 5 kN

Double unit



P1 = +70 kN
P2 = + 6 kN
- 17 kN
P3 = +27 kN
P4 = ± 2 kN
P5 = +35 kN
- 13 kN
P6 = ± 8 kN

*all static loadings include the weight of the car



Bearing loads are transmitted to the pit floor by base plates of approximately 140 cm², fixed by heavy duty anchor bolts to a depth of approximately 10–12 cm. Base plate thickness min. 18 cm. Concrete quality according to the static requirements of the building, but for the dowel fastening we require a concrete quality of min. C20/25. When fixing to waterproof concrete floors chemical anchors are employed (to be advised by WÖHR).

The front wall of the pits must be formed of concrete and must be perfectly flat and vertical without any protrusions.

The specified lengths to the support points are mean values. Please contact us for exact positions for any variations on the standard units.

Electrical datas

Item	Performance	Quantity	Designation	Position	Frequency
1	by customer	1 unit	electric meter	in the feed cable	
2	by customer	1 unit	fuse or automatic circuit breaker 3 x 16 A slow blow acc. to DIN VDE 0100 p. 430	in the feed cable	1 per power pack
3	by customer	as locally required	acc. to local power supply regulations 3 Ph + N + PE * 230/400 V, 50 Hz	feed cable to main switch	1 per power pack
4	by customer	each 10 m	equipotential bonding safety lead-out connection	corner pit floor / rear wall	
5	by customer	1 unit	equipotential bonding safety compliant to the DIN EN 60204 standard	from the lead-out connection to the system	1 per Parklift

Items 6 – 14 are included in WÖHR's scope of delivery unless otherwise specified in the offer / order.

* DIN VDE 0100 part 410 + 430 (not under permanent load) 3PH+N+PE (three-phase current) Note: Where a door is used to close the garage, the manufacturer of the door must be consulted before the electric cable is laid.

The power supply cabling for the main switch must be provided onsite for the date set for the start of the assembly procedures at the very latest. Lay-in and hook-up to the lockable main switch must strictly be performed onsite during the assembly procedures. Our assembly technicians working onsite can also be available to work together with the Electricians in order to verify the system's functional capabilities.

Should a verification of the system's functional capabilities be requested at a later date, said verification can be performed by WÖHR against compensation.

In compliance with the DIN EN 60204 standard provisions, all systems must be connected directly on site with an earthed equipotential bonding. The lead-out connection must be at a 10 m distance!

Noise protection

Basis is the German DIN 4109 "Noise protection in buildings".

With the following conditions required 30 dB (A) in rooms can be provided:

- noise protection package from our accessory
- insulation figure of the construction of min. $R'_w = 57$ dB
- walls which are bordering the parking systems must be done as single wall and deflection resistant with min. $m' = 300$ kg/m²
- solid ceiling above the parking systems with min. $m' = 400$ kg/m²

At differing constructional conditions additional sound absorbing measures are necessary.

The best results are reached by separated sole plates from the construction.

Increased noise protection:

If increased noise protection must be provided planning has to be confirmed on a project basis by WÖHR (further building measures are required).

Temperature

The installation is designed to operate between +5°C and +40°C. Atmospheric Humidity: 50% at +40°C. If the local circumstances differ from the above please contact WÖHR.

Drainage

We recommend the provision of a drainage channel at the front of the pit which can either incorporate a pump sump 50 x 50 x 20 cm, or a connection into the storm water sewerage system via a petrol/oil interceptor. If the pump sump is not

accessible for manual drainage, the client must provide a pump on site to empty the pump sump. To prevent any possibility of contamination of the ground-water we recommend that the pit floor is coated with an oil proof paint.

Conformity inspection (TÜV)

The parking systems comply with the EC Machinery Directive and with the DIN EN 14010. An additional, freely optional conformity inspection is furthermore performed by the TÜV SÜD.

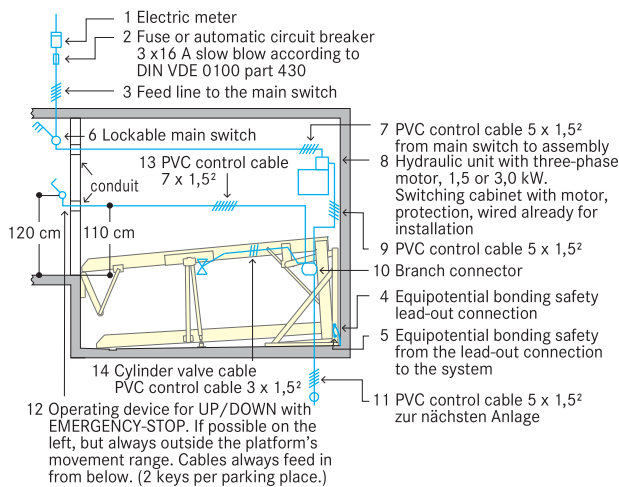
Illumination

Illumination has to be considered acc. to local requirements by client.

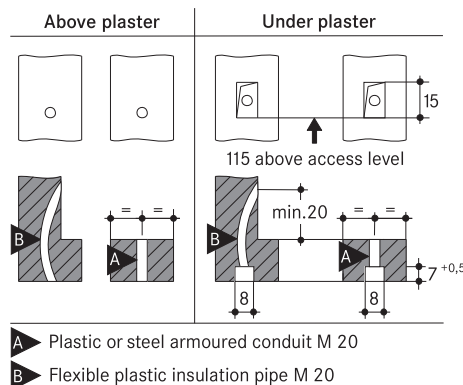
Free spaces

Special drawings for free spaces to accommodate air ducts or other pipes can be requested at WÖHR Agent!

Installation diagram



Recesses and conduits for rotary switches with rolling and sectional gates



Railings

The units need to be provided acc. EN ISO 13857 with safety railings if the gap between unit and wall exceeds 20cm. If walkways are arranged directly to the side or behind the systems, railings have to be provided by client acc. to local requirements, height min. 200 cm – this is applicable during the construction phase too.

Maintenance

WÖHR and its foreign partners have an assembly and customer network. Annual maintenance is performed at conclusion of a maintenance contract.

Protection against corrosion

Independent of a maintenance workings has to be carried out acc. to WÖHR Cleaning and Maintenance Instruction regularly.

Clean up galvanized parts and platforms of dirt and road salt as well as other pollution (corrosion danger)!

Pit must be always ventilated and deaired well.

Parking place width

We recommend a clear platform width of at least 250 cm and/or of at least 500 cm for double systems.

Dimensions

All dimensions shown are minimum. Construction tolerances must be taken into consideration. All dimensions in cm.

Fire safety

Each and every fire safety requirement and all possible mandatory item(s) and equipment(s) (fire extinguishing systems and fire alarm systems, etc.) are to be provided by the customer.

Notes

In case of standard lowered cars with spoilers, contact Company WÖHR or local agent.