

CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £875 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

---

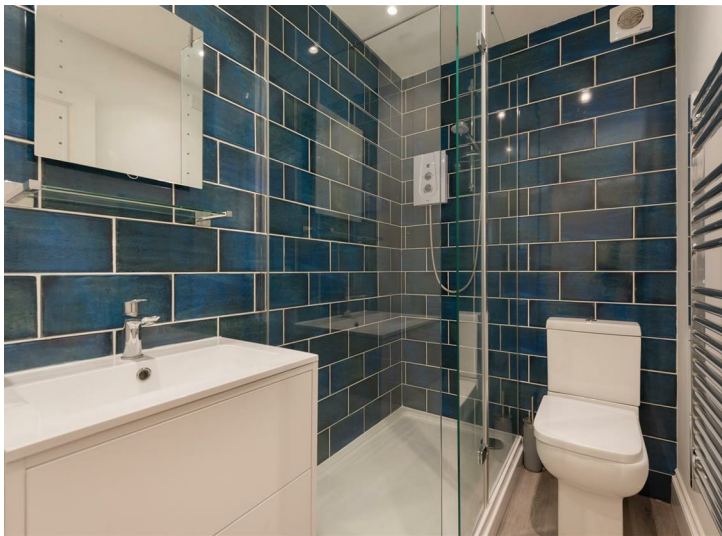
# Whitstable

## *Flat 2, 1 Cromwell Road, Whitstable, Kent, CT5 1NW*

A smartly presented first floor flat forming part of this attractive period building, in a highly desirable location within the conservation area, conveniently positioned within moments of the bustling High Street with it's boutique shops and highly regarded restaurants, and a short stroll to the beach and famous working harbour. Whitstable station is less than 500 metres distant.

The comfortably proportioned accommodation is presented in contemporary style throughout, and is arranged to provide a generous living room, a smartly fitted kitchen, one double bedroom, and a shower room.

No smokers. Available from late October



### LOCATION

Cromwell Road is situated within Whitstable's desirable conservation area and conveniently positioned close to local amenities, schools, shops, Whitstable station and the seafront. Whitstable itself is an increasingly popular and fashionable town by the sea with its working harbour and colourful streets of charming fisherman's cottages. The bustling High Street offers a diverse range of busy shops, individual boutiques, café bars and well regarded restaurants specialising in local seafood. The town also enjoys long stretches of shingle beaches, good yachting and water sport facilities. The mainline railway station at Whitstable provides frequent services to London (Victoria approximately 80 minutes). The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 minutes. The A299 is accessible providing a dual carriageway link to the A2/M2 giving access to the channel ports and connecting motorway network.

### ACCOMMODATION

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

- Entrance Hall 4'11" x 4'2" (1.52m x 1.28m)
- Sitting Room 14'4" x 9'6" (4.38m x 2.90m)

- Kitchen 12'0" x 7'5" (3.66m x 2.26m)
- Bedroom 12'0" x 7'2" (3.66m x 2.18m)
- Shower Room

### HOLDING DEPOSIT

£201 (or equivalent to 1 weeks rent)

### TENANCY DEPOSIT

£1,009 (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

Christopher Hodgson Estate Agents are members of The Property Ombudsman



## First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 33.5 sq. metres (360.9 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 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               |
| Energy efficient (lower rating code)        |                         |
| A                                           |                         |
| B                                           |                         |
| C                                           |                         |
| D                                           |                         |
| E                                           |                         |
| F                                           |                         |
| G                                           |                         |
| Least energy efficient (higher rating code) |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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

