

CHRISTOPHER HODGSON



Whitstable

To Let £995 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Whitstable

Top Floor Flat, 75 Cromwell Road, Whitstable, Kent, CT5 1NN

A first floor flat forming part of this attractive period building situated in a highly desirable location within the conservation area, conveniently positioned within moments of the bustling town centre with its 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 smartly presented and comfortably proportioned accommodation is arranged to provide a generous living room with bay window, a smartly fitted kitchen, two bedrooms, a bathroom and a separate cloakroom.

No smokers. Available from late April.



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 watersports 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:

FIRST FLOOR

- Entrance Hall
- Living Room 14'0" x 13'4" (4.27m x 4.06m)
- Kitchen 8'8" x 7'10" (2.64m x 2.39m)
- Bedroom 1 14'10" x 8'2" (4.53m x 2.50m)

- Bedroom 2 8'8" x 5'11" (2.64m x 1.80m)
- Bathroom
- Cloakroom

HOLDING DEPOSIT

£213 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,067 (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

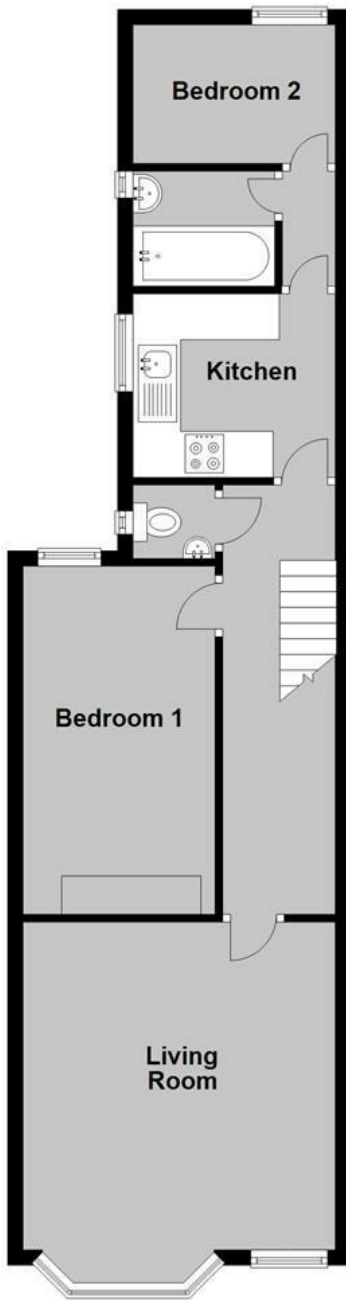
CLIENT MONEY PROTECTION

Provided by ARLA



First Floor

Approx. 55.0 sq. metres (592.1 sq. feet)



Total area: approx. 55.0 sq. metres (592.1 sq. feet)

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

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| Energy Efficiency Rating | | Current | Target |
|--------------------------------|---|---------|--------|
| 100 kWh/m ² or less | A | | |
| 71-100 kWh/m ² | B | | |
| 41-70 kWh/m ² | C | | |
| 21-40 kWh/m ² | D | | |
| 9-20 kWh/m ² | E | | |
| 4-8 kWh/m ² | F | | |
| 1-3 kWh/m ² | G | | |
| 0 kWh/m ² | H | | |

England & Wales

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