

CHRISTOPHER HODGSON



**Whitstable**  
**To Let** £1,175 PCM

FOR COASTAL, COUNTRY  
& CITY LIVING

# Whitstable

*Flat 7, The Salt Yard, 110 Cornwallis Circle, Whitstable, Kent, CT5 1DT*

A contemporary first floor apartment located within walking distance of central Whitstable, with an array of boutique shops and highly regarded restaurants. Whitstable station is 0.7 miles distant.

This beautifully presented apartment forms part of a desirable development and is finished to a high specification throughout. The open-plan living accommodation comprises an entrance hall, a spacious living room incorporating a smartly fitted kitchen with a range of integrated appliances, a utility cupboard with washer/dryer, a double bedroom and a stylish bathroom.

The apartment benefits from a video entry system, an allocated parking space within the undercroft parking area, and use of a communal first floor roof terrace.

No pets or smokers. Available from early January, with or without furnishings.



## LOCATION

Cornwallis Circle is a desirable location within the heart of the town and enjoys a convenient position moments from the town centre and within a short stroll of the beach. Whitstable itself is a charming town by the sea with its working harbour and colourful streets of fishermen's cottages. Just a short stroll will take you into the High Street with its diverse range of busy shops and restaurants specialising in local seafood. The A299 ('Thanet Way') dual carriageway is easily accessible offering access via the A2/M2 from London and to the channel ports and Thanet. The high speed Javelin service provides access from London (St Pancras) with a journey time of approximately 73mins. The mainline railway services and the frequent No 4 service and No 5 service in the high street provide public transport connections in all directions.

## ACCOMMODATION

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

## FIRST FLOOR

- Entrance Hall 18'11" x 3'3" (5.77m x 0.99m)
- Living Room 17'7" x 12'6" (5.35m x 3.82m)
- Kitchen Area
- Bedroom 20'0" x 9'8" (6.09m x 2.94m)

- Bathroom 7'7" x 5'9" (2.31m x 1.75m)

- Utility Cupboard

## OUTSIDE

### Parking

The property benefits from one allocated parking space located in the undercroft parking area.

- Communal Roof Terrace

## HOLDING DEPOSIT

£271 (or equivalent to 1 weeks rent)

## TENANCY 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 <https://www.christopherhodgson.co.uk/property-services/tenant-fees/>

## CLIENT MONEY PROTECTION

Provided by ARLA

## INDEPENDENT REDRESS SCHEME

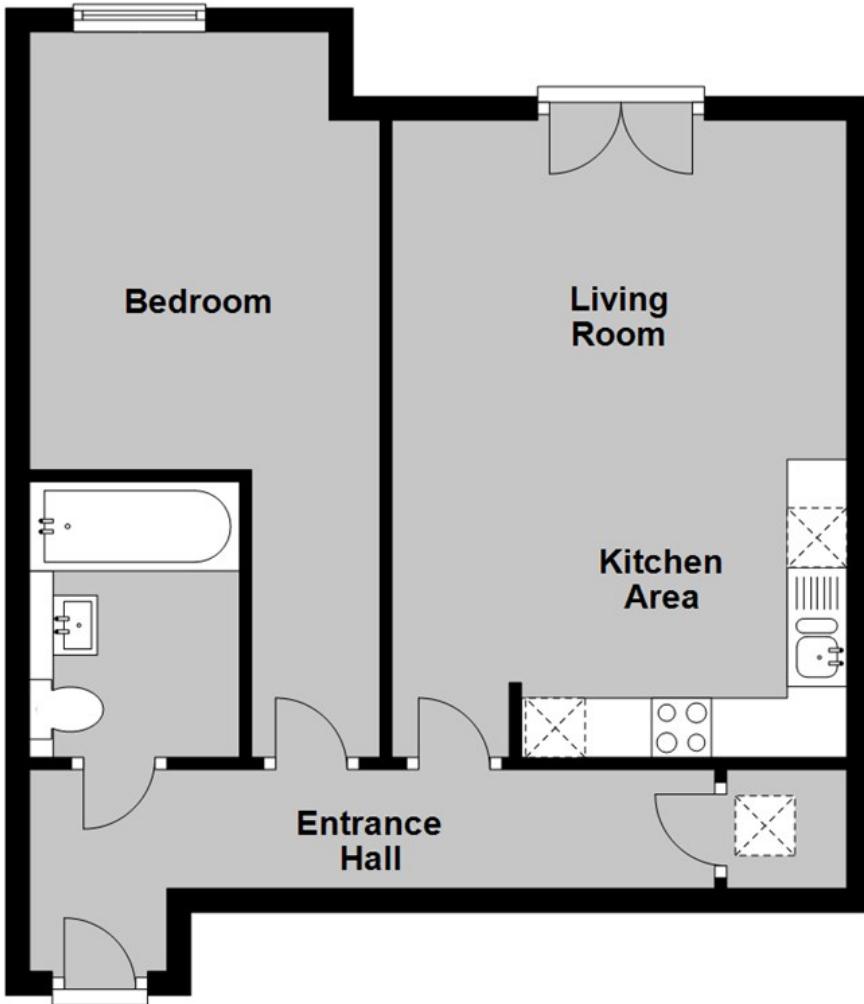
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## First Floor

Approx. 46.9 sq. metres (505.1 sq. feet)



Total area: approx. 46.9 sq. metres (505.1 sq. feet)

### Council Tax Band A. The amount payable under tax band A for the year 2025/2026 is £1,535.50.

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Energy Efficiency Rating		
Very energy efficient - near zero energy		
Band A		
Band A	85	85
Band B	84	84
Band C	83	83
Band D	82	82
Band E	81	81
Band F	80	80
Band G	79	79
Not energy efficient - higher running costs		
England & Wales		
Eco Directed 2009/10/10		

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