

CHRISTOPHER HODGSON



Tankerton, Whitstable

To Let £1,300 PCM

FOR COASTAL, COUNTRY
& CITY LIVING



Tankerton, Whitstable

Apartment 2, Gore Lodge Fitzroy Road, Tankerton, Whitstable, Kent, CT5 2FA

A ground floor apartment within the highly desirable development of Gore Lodge is situated in a prime central location, close to shops and amenities, just 320 metres from Tankerton Slopes and seafront and a short stroll to Whitstable mainline station (0.9 miles).

This contemporary apartment benefits from bright and spacious accommodation totaling 695 sq ft (64.5 sq m) arranged to comprise an entrance hall, a large open-plan

living room with kitchen area, two double bedrooms and two bathrooms, including an en-suite shower room to the principal bedroom.

The apartment benefits from an allocated parking space to the rear of the building.

No Smokers. Immediately Available.



LOCATION

Fitzroy Road is situated in a much sought after central Tankerton location, conveniently positioned for access to both Tankerton Road and Whitstable town centre. The property is within close proximity to Tankerton slopes, the seafront, shops, bus routes and other amenities. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80 mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73 mins. Whitstable is approximately a mile distant with its bustling High Street providing a diverse range of shopping facilities including boutique shops as well as fashionable restaurants, cafe bars, working harbour and recreational and leisure amenities. The A299 is accessible providing a dual carriageway link to the M2/A2 connecting motorway network.

ACCOMMODATION

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

GROUND FLOOR

- Entrance Hall 10'5" x 7'11" (3.18m x 2.41m)
- Living Room 21'7" x 10'7" (6.60m x 3.23m)
Incorporating:
 - Kitchen

- Bedroom 1 11'3" x 11'0" (3.44m x 3.36m)
- En-Suite Shower Room 7'7" x 4'6" (2.31m x 1.37m)
- Bedroom 2 12'4" x 8'0" (3.78m x 2.45m)
- Bathroom 7'7" x 6'6" (2.31m x 1.98m)

HOLDING DEPOSIT

£300 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,500 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

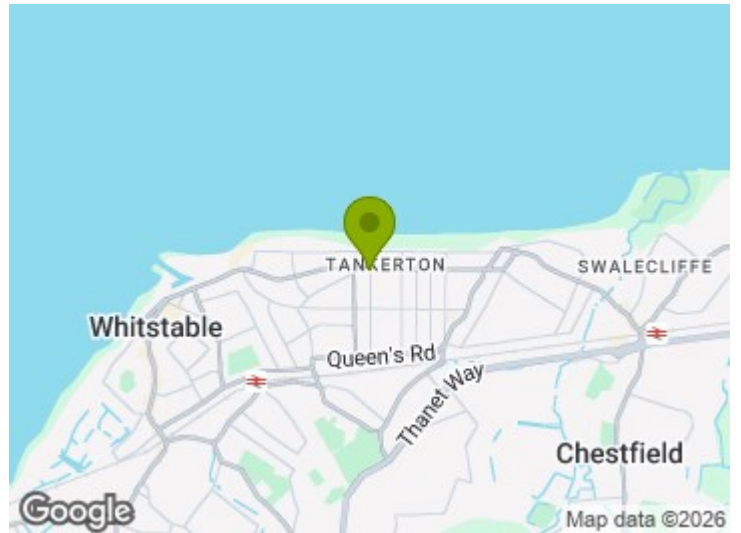
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

Provided by ARLA





Ground Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 63.5 sq. metres (683.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,131.55.

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Energy Efficiency Rating		Current	Target
100 Energy efficient - Green building plan	A	83	83
75 Energy efficient - Green building plan	B		
50 Energy efficient - Green building plan	C		
25 Energy efficient - Green building plan	D		
10 Energy efficient - Green building plan	E		
5 Energy efficient - Green building plan	F		
1 Energy efficient - Green building plan	G		

England & Wales
EPC Directive
2002/91/EC

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