

CHRISTOPHER HODGSON



Tankerton, Whitstable
To Let £1,150 PCM



Tankerton, Whitstable

Flat 3, Cherry Tree Court Pier Avenue, Tankerton, Whitstable, Kent, CT5 2HQ

A modern purpose-built first floor apartment situated on one of Tankerton's most sought-after roads, just 230 metres from the seafront and within easy reach of the shops, cafés and other amenities on Tankerton Road. Whitstable town centre and mainline railway station are approximately 0.9 miles distant.

Presented in smart contemporary style throughout, the bright and well-proportioned accommodation comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. The property also benefits from off-street parking for one vehicle to the rear of the building, accessed from Pier Avenue.

No smokers. Available from early December.



LOCATION

Pier Avenue is a highly desirable Tankerton location, conveniently situated within close proximity of Tankerton Slopes, the seafront, shops and amenities on Tankerton Road, and regular bus services. Whitstable town centre and mainline railway station are approximately 0.9 miles distant. The station provides frequent services to London Victoria (approximately 80 minutes), whilst the high-speed Javelin service provides access to London St Pancras in approximately 73 minutes. Whitstable offers an excellent range of independent shops, cafés, highly regarded restaurants and recreational amenities. The A299 is also easily accessible, providing a dual carriageway link to the A2/M2 and subsequent motorway network.

ACCOMMODATION

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

- Entrance Hall
- Living Room 14'0" x 13'5" (4.27m x 4.09m)
- Kitchen 9'1" x 5'9" (2.77m x 1.75m)
- Bedroom 1 14'3" x 9'6" (4.34m x 2.90m)
- Bathroom 10'10" x 5'6" (3.30m x 1.68m)
- Bedroom 2 9'10" x 8'4" (3.00m x 2.54m)

PARKING

Parking for one vehicle, located to the rear of the building and accessed via Pier Avenue.

HOLDING DEPOSIT

£265 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT

£1,326 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

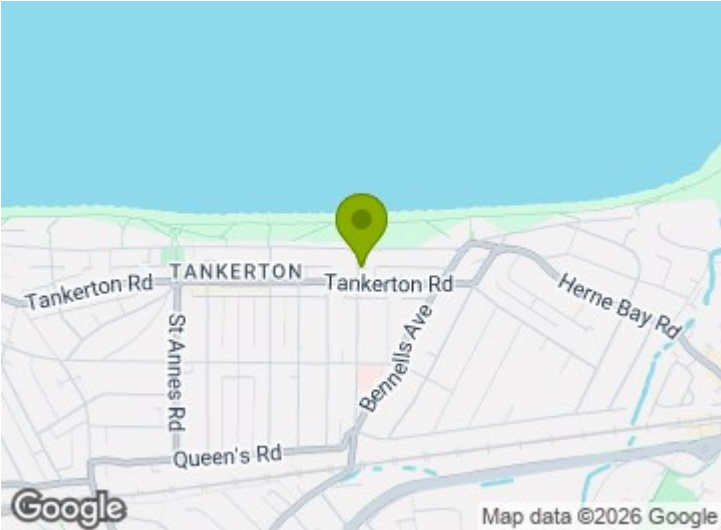
For full details of the costs associated with renting a property through Christopher Hodgson Estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

CLIENT MONEY PROTECTION

Provided by ARLA

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman



Approx. 54.0 sq. metres (581.0 sq. feet)



Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK