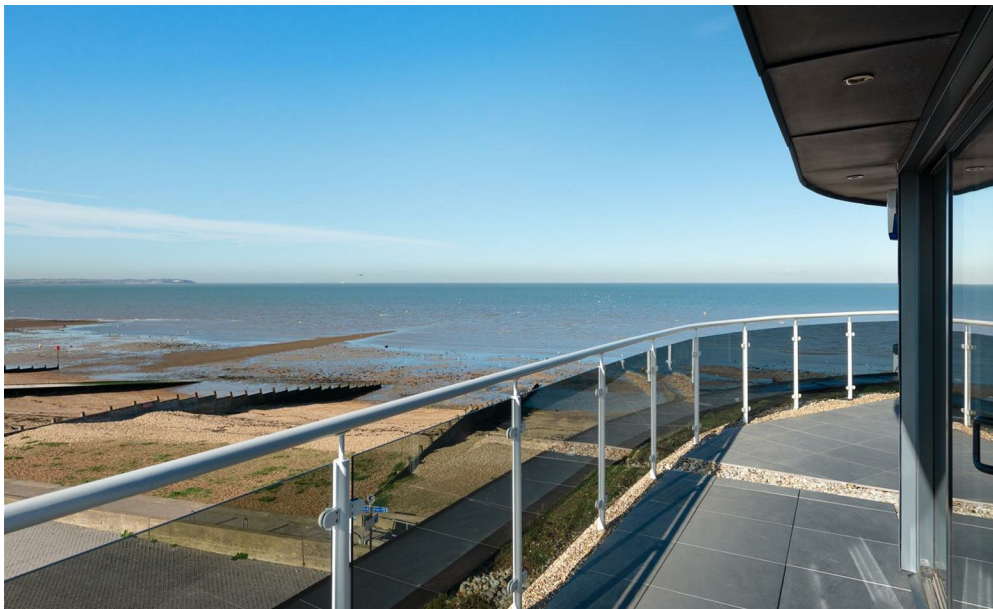


CHRISTOPHER HODGSON



Whitstable

To Let £2,500 PCM

FOR COASTAL, COUNTRY
& CITY LIVING

Whitstable

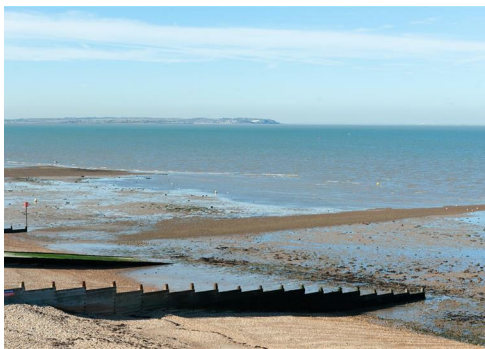
Penthouse Apartment, The Savoy, 5 Beach Walk, Whitstable, Kent, CT5 2FE

An exceptional sea facing apartment forming part of this prestigious development enviably positioned in a prime location overlooking Whitstable beach.

The Penthouse is situated at the top of this striking development, with accommodation totalling 1187 sq ft (111 sq m) including a large sea facing terrace, perfect for entertaining and providing an ideal vantage point to enjoy Whitstable's famous sunsets. This apartment benefits from private lift access, luxurious open-plan living/kitchen space with full height glass doors leading to the terrace, two double bedrooms, two stylish bathrooms and parking for two vehicles.

The distinctive exterior is reflective of the Art Deco style and combines gentle curves with bold lines to create a truly unique building. The apartments are serviced by a lift and parking is provided by an innovative WOHR car stacker parklift system.

No smokers. Available from mid March.



LOCATION

Beach Walk is a coveted beach front location a short stroll from the fashionable and charming town centre which boasts an array of delicatessens, restaurants and boutique shops. Just moments from the town centre you can meander through the town's historic alleyways leading to Whitstable's beautiful coastline and working harbour with fish market. Located between Whitstable and Tankerton is Whitstable Castle which is a popular attraction offering a wide range of social and cultural events along with its now celebrated 'Regency' style gardens. A short stroll up Tower Hill will take you to Tankerton slopes and the Castle Tea Gardens where you can enjoy stunning sea views over Whitstable Bay and the Isle of Sheppey. Mainline railway services are available at Whitstable station (0.5 of a mile distant), offering fast and frequent services to London (Victoria approximately 80mins) with high speed links to London St Pancras (approximately 73mins) and the A299 is also easily accessible linking with the A2/ M2 providing access to the channel ports and subsequent motorway network.

ACCOMMODATION

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

- Hallway
- Open-plan Kitchen/Living Room
- Principal Bedroom
- En-Suite Shower Room

- Walk-in-Wardrobe with fitted wardrobe

- Bedroom 2

- Bathroom

Specification

Kitchen

Integrated Siemens appliances consisting of:-

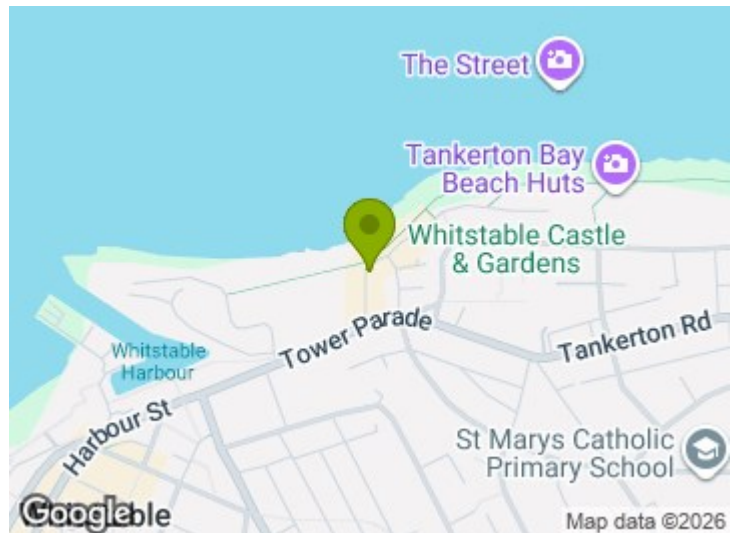
- Integrated oven and combination oven with microwave
- Integrated induction hob with slim line extractor hood
- Integrated fridge/freezer with hydrofresh drawer
- Integrated washing machine/dryer
- Integrated dishwasher
- Stone work surfaces

Bathrooms

- White porcelain wall hung sanitary ware by Villeroy & Boch
- Wall-hung was basin with storage beneath
- Walk in shower enclosure with monsoon shower head (En-Suite)
- Fitted bath (Bathroom)
- Fitted mirror with LED lighting
- Heated towel rails
- Ceramic tiled walls to full height
- Ceramic tiled flooring

General

- Double glazed powder coated aluminium windows and external



- doors with security locks
- Ceramic promenade tiled flooring and contemporary stainless steel balustrades and handrails to terrace.
- Gas fired combination boiler
- Recessed LED lighting to kitchens and bathrooms
- Engineered oak flooring to living area and hallways
- 4 person hydraulic lift with disabled access
- Underfloor heating (zonally controlled)
- High security video entry system
- Communal entrance hall and staircase with ceramic non-slip tiles
- Lockers in secure bin store/cycle area
- External - Thro' colour rendered finish with brick/timber contrast panels

Parking
For two vehicles within the car stacker parklift system

HOLDING DEPOSIT
£576 (or equivalent to 1 weeks rent)

TENANCY DEPOSIT
£2,884 (or equivalent to 5 weeks rent)

TENANCY INFORMATION

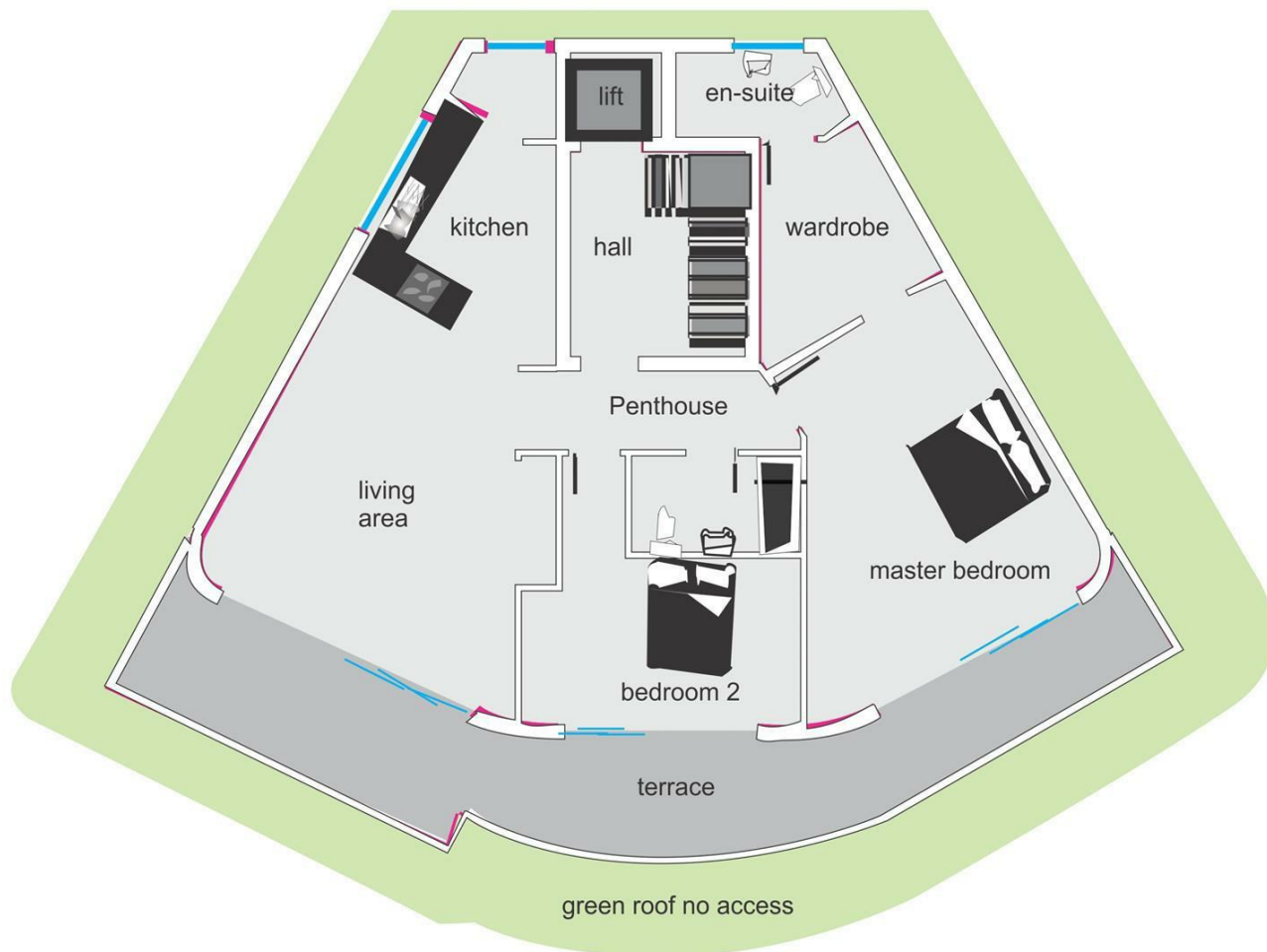
For full details of the costs associated with renting a property through Christopher Hodgson estate Agents, please visit our website www.christopherhodgson.co.uk/property-services/tenant-fees/

INDEPENDENT REDRESS SCHEME

Christopher Hodgson Estate Agents are members of The Property Ombudsman

CLIENT MONEY PROTECTION

Provided by ARLA



Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,815.08.

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	Target
Very Energy Efficient	A+		
Energy Efficient	A		
Decent	B	84	84
Below Average	C		
Below Average	D		
Below Average	E		
Below Average	F		
Below Average	G		
Energy Efficiency Rating Legend		England & Wales	
Energy Efficiency Rating Legend		England & Wales	

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

