



## Whitstable

To Let **£795 PCM**

...for Coastal, Country & City living.



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Estate agency services are provided by Christopher Hodgson Limited, a company incorporated and registered in England and Wales with the number 07108955 whose registered office address is at Camburgh House, 27 New Dover Road, Canterbury, Kent CT1 3DN. Lettings and valuations are provided by Christopher Hodgson and Helen Hodgson trading as Christopher Hodgson.

# Whitstable

12A High Street, Whitstable, Kent, CT5 1BQ

\*VIDEO TOUR AVAILABLE\*

A newly refurbished first and second floor maisonette flat presented in sleek contemporary style throughout. The property is located in the heart of Whitstable's bustling High Street, close to Whitstable mainline railway station (approximately 0.5 miles distant) and a variety of local shops, bus routes, local amenities and the seafront which is less than 300 ft away.

The bright and spacious accommodation has been finished to a high standard throughout and comprises of an open plan kitchen/living room, two bedrooms and a smartly fitted shower room.

No pets or smokers. Available from early February.



## Location

Whitstable High Street is a highly sought after location enviably positioned in the heart of town providing convenient access to a diverse range of local shops, restaurants, the seafront, bus routes and recreational amenities and a short walk away from the town's fashionable Harbour Street. Whitstable mainline railway station offers frequent services to London (Victoria) approximately 80mins. The high speed Javelin service provides access to London (St Pancras) with a journey time of approximately 73mins. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

## Accommodation

The accommodation and approximate measurements are:

- **Living Room**  
12'10" x 10'7" (3.91m x 3.23m)
- **Kitchen**  
14'6" x 10'1" (4.42m x 3.07m)  
at maximum points.

- **Bedroom 1**  
14'9" x 12'10" (4.50m x 3.91m)  
at maximum points.

- **Bedroom 2**  
12'3" x 8'2" (3.73m x 2.49m)  
at maximum points.

- **Shower Room**  
5'5" x 4'10" (1.65m x 1.47m)  
at maximum points.

## Water Charges

A contribution for water charges is payable direct to the landlord with the rent at the rate of £35 per calendar month.

## Holding Deposit

£183 (or equivalent to 1 weeks rent)

## Tenancy Deposit

£917 (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/Tenants](http://www.christopherhodgson.co.uk/Tenants)

#### **Client Money Protection**

Provided by ARLA

#### **Independent Redress Scheme**

Christopher Hodgson Estate Agents are members of The Property Ombudsman

#### **Disclosure of Interest**

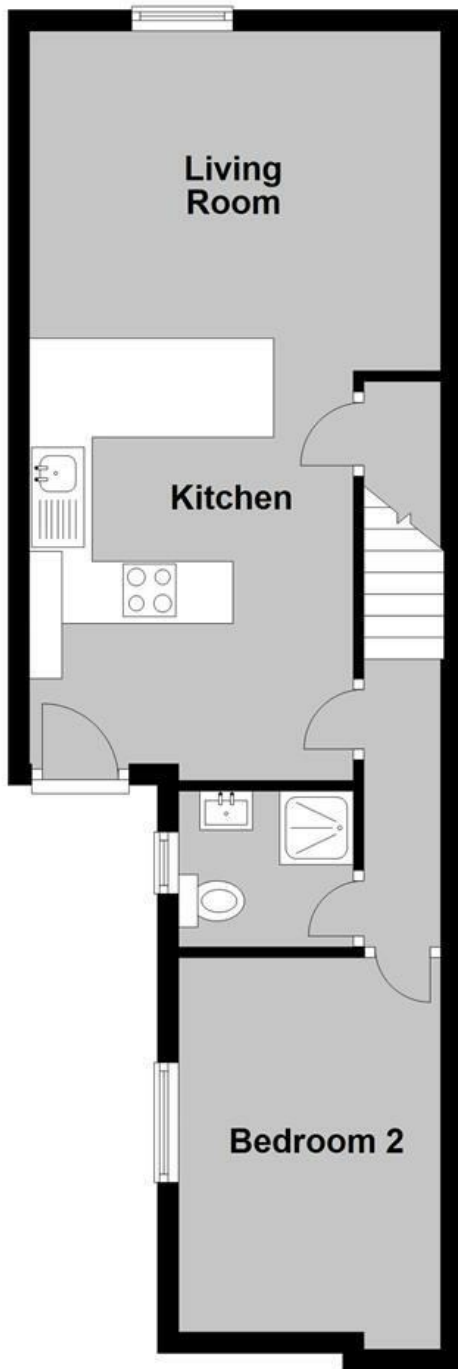
In accordance with the Estate Agents Act of 1979 potential tenants are advised that Christopher Hodgson has a personal interest in this property.

#### **NB**

New carpets will be laid to stairs and bedrooms prior to the start of the tenancy, which are not shown in the images provided.

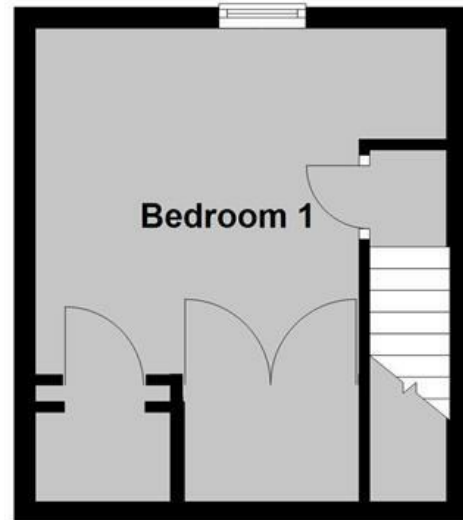
## First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



## Second Floor

Approx. 17.6 sq. metres (189.3 sq. feet)



Total area: approx. 59.3 sq. metres (637.9 sq. feet)

Council Tax Band A. The amount payable under tax band A for the year 2020/2021 is £1,233.31.

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS . t: 01227 266441

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Rating	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

England & Wales  
Domestic (Dwelling) EPC Rating