



# TMS

## ESTATE AGENTS



### 52 St. Mildreds Road, Westgate-On-Sea, Kent, CT8 8RF

**£800 Per Month**



- 1 BEDROOM, 1ST FLOOR FLAT
- RECENTLY DECORATED
- CLOSE TO LOCAL SHOPS & MAINLINE STATION
- UNFURNISHED
- COUNCIL TAX - A

- AVAILABLE IMMEDIATELY
- HEART OF WESTGATE
- NEW KITCHEN INSTALLED
- LONG TERM LET
- EPC - C



**1 BEDROOM 1ST FLOOR FLAT IN THE HEART OF WESTGATE ~ AVAILABLE NOW!**

TMS ESTATE AGENTS are delighted to offer to the market this newly decorated, spacious 1 bedroom 1st floor flat in the heart of Westgate. Situated on the first floor, the apartment offers a lounge, double bedroom, shower room and a brand new kitchen which was recently installed.

Close by you will find the town of Westgate On Sea with its independent shops, restaurants and bars. The mainline station is a stones throw away and offers direct links into London.

Westgate Bay Avenue is just a short walk to the beautiful Kentish coastline and promenade where you will find the beautiful sandy beaches of both Westgate Bay and St Mildreds Bay.

The property is offered on a long term basis and is unfurnished, one small pet may be considered.

Council Tax Band - A / EPC - C / DEPOSIT 5 weeks rent £923.05 / holding deposit £184.61  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £24,000, PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £28,800.

Call TMS ESTATE AGENTS today to book your viewing, we are available 7 days a week.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE 17'0" x 11'6" (5.20 x 3.51)

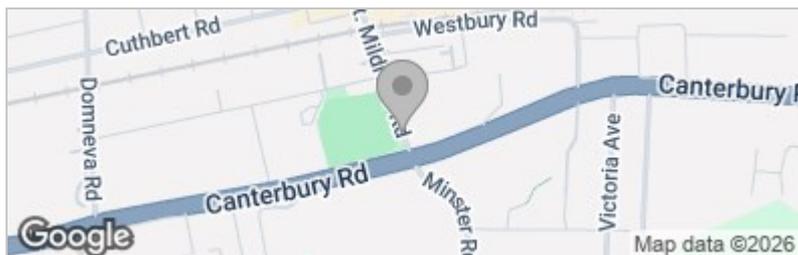
KITCHEN 11'10" x 6'4" (3.63 x 1.94)

BEDROOM 13'7" x 12'11" (4.15 x 3.96)

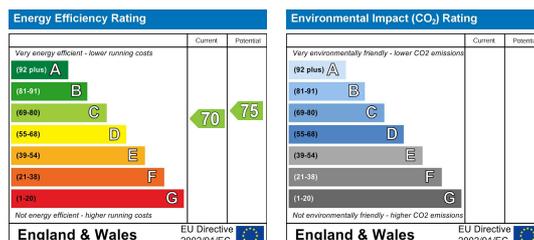
SHOWER ROOM



**Area Map**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.