



# TMS

## ESTATE AGENTS



### 7 Stone Road, Broadstairs, CT10 1DY

**£875 Per Month**



- 1 BEDROOM 3RD FLOOR FLAT
- PERIOD BUILDING
- EPC - D / COUNCIL TAX - A
- CLOSE TO BEACHES & SEAFRONT
- COMMUNAL STORAGE AND COMMUNAL GARDEN

- CENTRAL BROADSTAIRS
- UNFURNISHED LONG TERM LET
- CLOSE TO TOWN CENTRE
- AVAILABLE IMMEDIATELY



AVAILABLE IMMEDIATELY ~ CENTRAL BROADSTAIRS ~ SEA VIEWS ~ LONG TERM LET

TMS ESTATE AGENTS are delighted to offer to the market this lovely 1 bedroom 3rd floor flat with sea views in the heart of Broadstairs.

Stone Road is perfectly placed for easy access to Broadstairs town centre with many shops, restaurants, cafes and bars. The mainline station with fast links to London is a short walk to the top of the High Street and the beautiful sandy beach's of Viking Bay and Stone Bay are just a few minutes walk.

The apartment offers lounge and kitchen with sea views, a bedroom and bathroom with separate W.C There is access to a communal storage room which in turn leads to a communal garden

Available immediately, unfurnished and a long term let, electric heating..

Council Tax band A / EPC - D / The deposit is 5 weeks rent £1009.61 / holding deposit £201.92

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £26,250 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now.

## COMMUNAL HALLWAY

## APARTMENT

LOUNGE 10'1" x 9'9" (3.09 x 2.98)

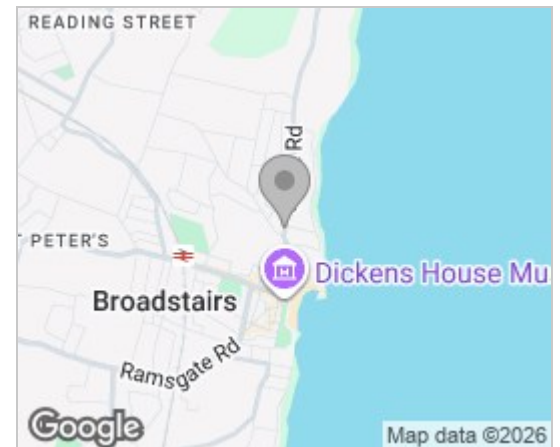
KITCHEN 8'1" x 6'5" (2.47 x 1.97)

BEDROOM 9'5" x 8'9" (2.88 x 2.69)

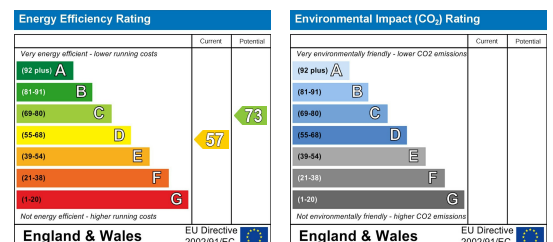
BATHROOM 5'1" x 4'11" (1.56 x 1.51)

WC

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**