



Queens Road

, Broadstairs, CT10 1NU

Offers In The Region Of £145,000



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, Broadstairs, CT10 1NU

CHAIN FREE ~ ONE BEDROOM SPLIT
LEVEL FALT ~ HEART OF BROADSTAIRS

TMS ESTATE AGENTS are delighted to offer to the market this well presented this split level flat in a prime Broadstairs location,

Queens Road is perfect for the train station, High Street and the sandy beaches all within a 5 minute walk. You can enjoy the many restaurants, bars and cafes along the high street and on the Esplanade or take a walk along the coastline to Ramsgate, North Foreland and even onto Margate.

There are excellent local transport links close by covering all of Thanet.

This first floor apartment is split level, you enter into the hallway which opens to the modern kitchen and a spacious lounge diner. From the hallway stairs lead up to the large double bedroom and a family bathroom with shower over bath.

The property is offered to the market with no onward chain and is the perfect first time buyer home or anyone looking for a buy to let. There is a long lease and we have been advised that the ground rent and service charge is £950 pa.

We have been advised by the vendor that the property has had a new roof. The property can also be sold fully furnished.

Ideal for a first time purchase, 2nd home by the sea or a rental investment, we would expect the property to achieve £850pcm which lends itself to a good 7% yield.

Call our office today on 01843 866055 to book your viewing.





COMMUNAL ENTRANCE

APARTMENT

KITCHEN
12'0" x 8'2" (3.66 x 2.5)

LOUNGE / DINER
18'11" x 12'0" (5.78 x 3.66)

FIRST FLOOR

BEDROOM
12'0" x 9'8" (3.68 x 2.95)

BATHROOM
8'4" x 7'11" (2.55 x 2.43)

AGENTS NOTE

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- CENTRAL BROADSTAIRS
- CHAIN FREE
- SPLIT LEVEL ONE BEDROOM FLAT
- IDEAL INVESTMENT + 7% YIELD
- EPC - E / COUNCIL TAX -A
- PERFECT FOR BEACHES
- CLOSE TO HIGH STREET
- IDEAL FOR FAST TRAIN LINKS TO LONDON

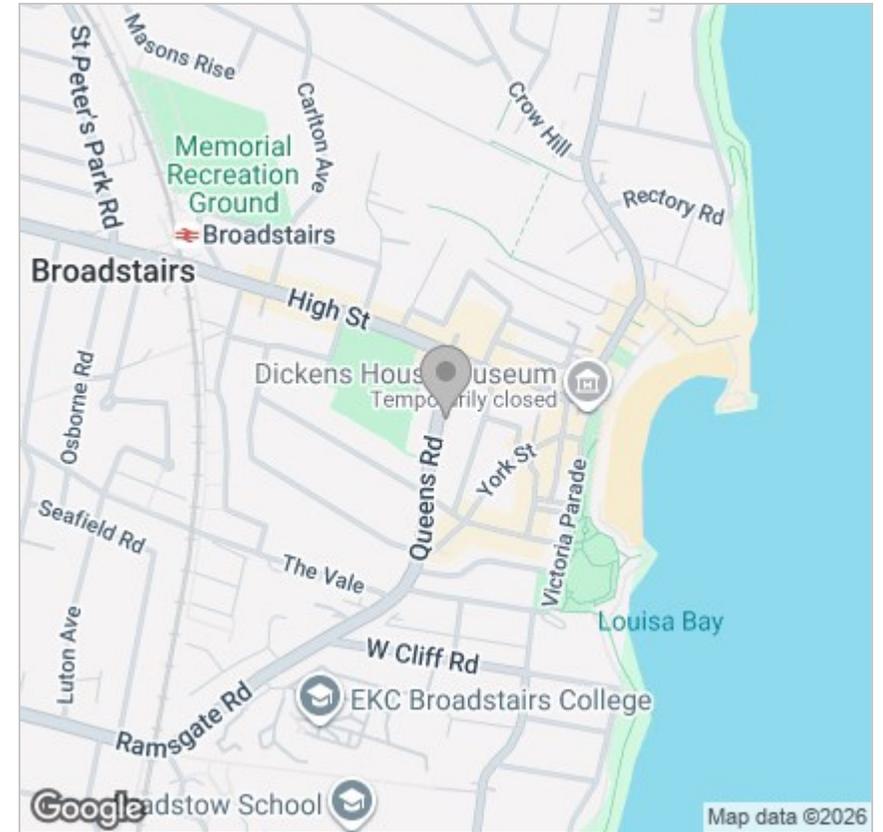
Floor Plan



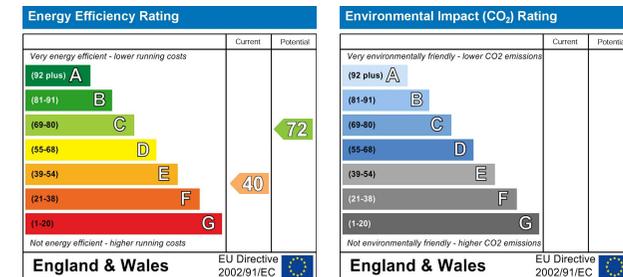
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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