



# TMS

## ESTATE AGENTS



### 84 High Street, Broadstairs, CT10 1JJ

**£975 Per Month**



- 1 BEDROOM APARTMENT
- LONG TERM LET / UN FURNISHED
- CLOSE TO MAINLINE STATION
- CLOSE TO TRANSPORT LINKS
- INTEGRATED APPLIANCES

- HEART OF BROADSTAIRS
- COUNCIL TAX BAND A / EPC - B
- CLOSE TO SANDY BEACHES
- OPPOSITE PIERREMONT PARK
- FITTED WARDROBES



**AVAILABLE IMMEDIATELY ~ 1 BEDROOM GROUND FLOOR APARTMENT ~ HEART OF BROADSTAIRS**

TMS ESTATE AGENTS are delighted to offer to the market this well presented and spacious, one bedroom, unfurnished, ground floor apartment in the heart of Broadstairs.

Located on the High Street Broadstairs, close to a wide variety of places to eat, drink and socialise, the award winning Viking Bay is at the bottom of the High Street and there are regular local transport links offering easy access to Westwood Cross Retail Park and the QEQM hospital.

The apartment is within easy walking distance to the mainline station with fast links direct to London for anyone who needs to commute.

Accessed via the beautifully presented communal hallway which has been restored to a high standard with many original features of the era. The property is very well presented throughout and enjoys views over Pierremont Park from the lounge, it also enjoys an original fireplace and surround, this is open plan to a fully integrated kitchen, the double bedroom has fitted mirror wardrobes and a feature fire surround, there is a modern shower room.

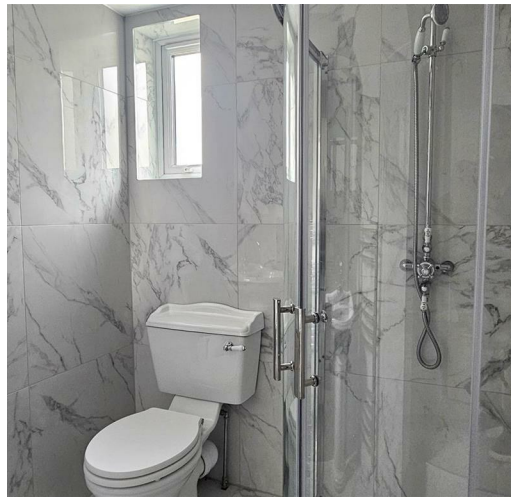
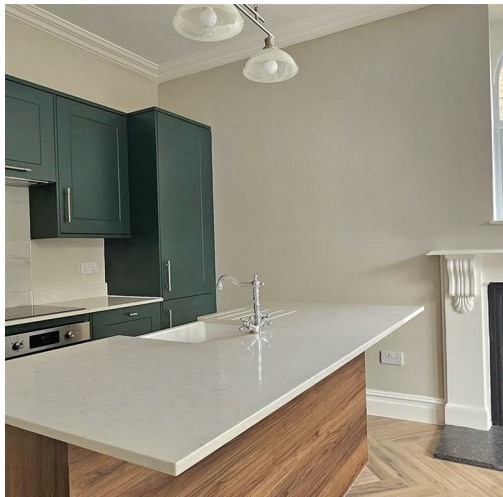
The property is unfurnished and the landlord is looking for a long term let, it's perfect for a single tenant or a couple.

Council Tax band A / EPC - B / Deposit = 5 weeks rent £1125.00 / Holding Deposit £225.00

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEY WILL NEED A MINIMUM INCOME OF £39,600 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,



COMMUNAL ENTRANCE  
APARTMENT

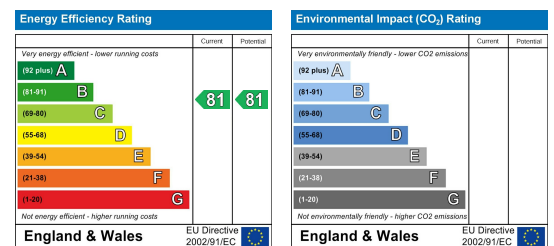
ENTRANCE HALL

LOUNGE 22'0" x 12'7" (6.71 x 3.85)

BEDROOM 13'0" x 10'7" (3.98 x 3.24)

BATHROOM 9'5" x 6'0" (2.88 x 1.83)

**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.

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