



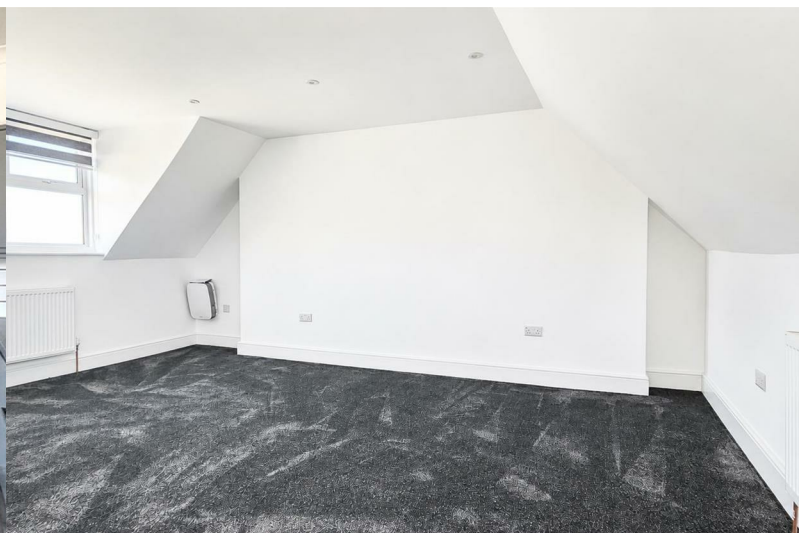
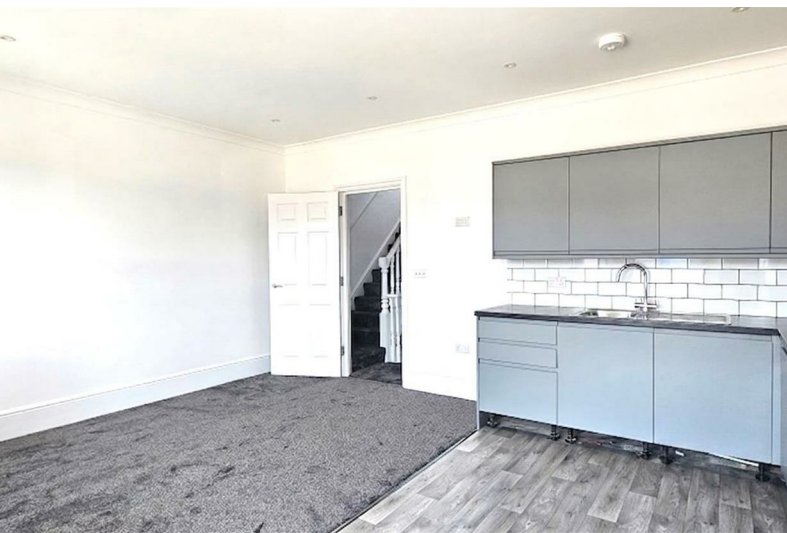
# TMS

ESTATE AGENTS



St. Peters Park Road, Broadstairs, CT10 2BL

£1,500 Per Month



- Available Immediately
- Arranged Over 3 Floors
- Close to Broadstairs Mainline Station
- Renovated Throughout
- Bathroom + Separate W.C
- Very Spacious 3 Bedroom Split Level Maisonette
- Private Entrance
- Close to Beach & Town Centre
- 3 Double Bedrooms



## AVAILABLE IMMEDIATELY ~ FULLY RENOVATED THROUGHOUT ~ 3 BEDROOM SPLIT LEVEL FLAT

Located in the heart of Broadstairs, this beautifully renovated split-level flat offers spacious and versatile accommodation with its own private entrance.

Ideally positioned just a short walk from Broadstairs station, the property benefits from fast rail links to London, while also being moments from the town centre and stunning local, award winning beaches.

Arranged over 3 floors the accommodation benefits from an entrance porch leading to the very spacious entrance hall with ample storage, it also boasts a bright open-plan integrated kitchen/diner, a generous 15-foot square main bedroom and 2 further double rooms, a separate WC in addition to a bathroom with WC and shower over the bath, and modern finishes throughout.

Fully double glazed and with gas central heating there is also a air source system in each room.

Perfectly suited to professionals, the property combines excellent transport connections with a fantastic range of nearby amenities, making it ideal for working from home with the convenience of an occasional London commute.

This is a long term let and unfurnished.

Council Tax band TBC / Deposit = 5 weeks rent £1730.76 / EPC - TBC / Holding Deposit £346.15

For broadband speeds and phone coverage. please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

**APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY.**

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

ENTRANCE PORCH

ENTRANCE HALL

22'10" (6.98)

STAIRS TO LANDING

BEDROOM

12'4" x 7'10" (3.78 x 2.40)

BATHROOM

8'7" x 7'5" (2.63 x 2.28)

W.C

SLIT LEVEL LANDING

BEDROOM

13'9" x 11'8" (4.2 x 3.57)

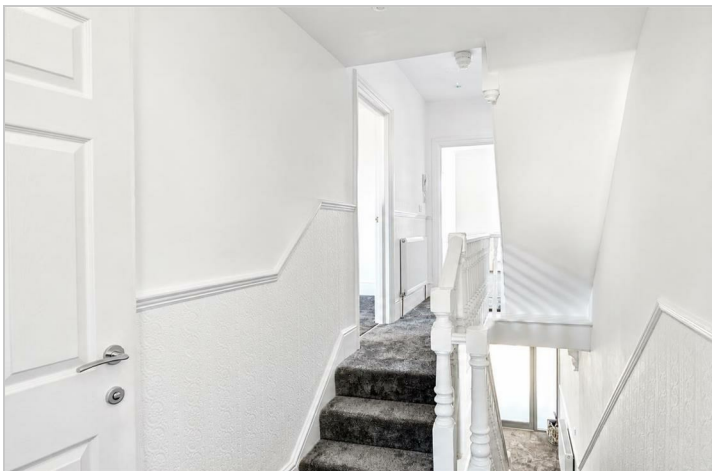
LOUNGE / KITCHEN / DINER

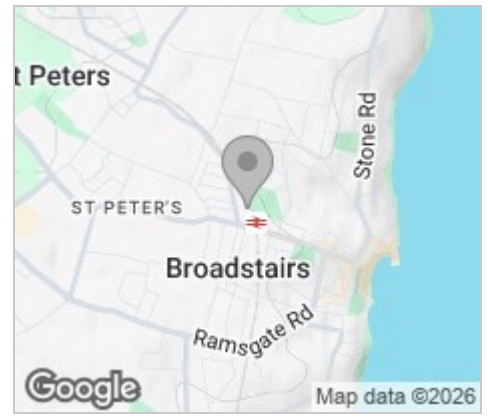
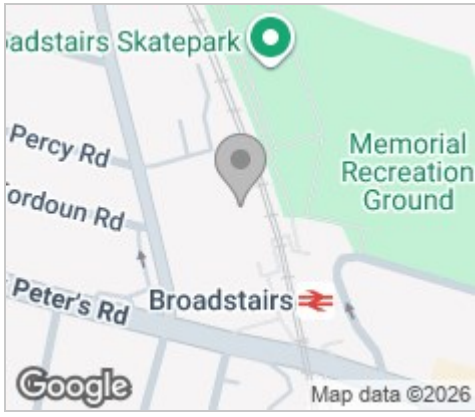
18'3" x 14'0" (5.57 x 4.29)

STAIRS TO 2ND LANDING

BEDROOM

17'5" x 17'5" (5.32 x 5.33)





## 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.

| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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**  
**☎ 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**