



# TMS

## ESTATE AGENTS



## 2 The Vale, Broadstairs, Kent, CT10 1RB

**£825 Per Month**



- 1 BED 1ST FLOOR FLAT
- DOUBLE BEDROOM
- ELECTRIC HEATING
- PERFECT FOR MAINLINE STATION
- AVAILABLE END OF MAY 2026

- CENTRAL BROADSTAIRS
- LONG TERM LET / UNFURNISHED
- CLOSE TO SEA FRONT AND HIGH STREET
- SORRY NO PETS
- COUNCIL TAX BAND - A / EPC - E



## AVAILABLE END OF MAY 2026 ~ 1 BED 1ST FLOOR FLAT ~ CENTRAL BROADSTAIRS

TMS Estate Agents are pleased to bring to the market this fabulous one bedroom apartment situated in the popular seaside town of Broadstairs.

This desirable location puts you right in the heart of Broadstairs, just a stones throw away from the beautiful beaches, shops and electric mix of local bars and restaurants. The mainline train station is located at the top of the high street giving you high speed links to London and various other locations.

The apartment offers a spacious living area, a modern fitted kitchen, a great sized DOUBLE bedroom and a bathroom. Please note the apartment is accessed via the side of the building and via 2 sets of steps.

The apartment is offered unfurnished and on a long term let, it has electric heating, unfortunately under the terms of the lease pets are not permitted.

The Deposit Is 5 Weeks Rent £951.90 / Holding deposit £190.38  
 The Council Tax = A / EPC = E  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £24,750 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,700.

Available Immediately, Call TMS ESTATE AGENTS today to book your accompanied viewing.

### Communal Hallway

Accessed from the side of the building and via steps, communal hallway, carpet flooring, door to:-

### Entrance to apartment

Via wooden fire door, leading into:-

### Hallway

Laminate flooring, doors leading to:-

### Lounge / Dining room 12'4" x 14'2" (3.77 x 4.32)

Carpet flooring, double glazed UPVC windows to front and side, original feature fireplace, electric heater, door to:-

### Kitchen 5'9" x 14'2" (1.77 x 4.32 )

Laminate flooring, double glazed UPVC windows to front and side, rolled work top surface, stainless steel sink, base cupboards, integrated oven, fitted electric hob, over head extractor unit, space for appliances such as fridge freezer and washing machine, electric radiator, access to loft which contains water tank.

### Bedroom 8'6" x 11'3" (2.6 x 3.43)

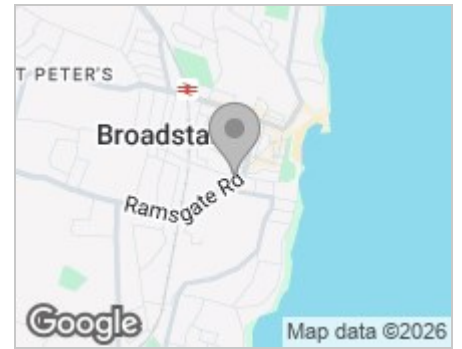
Carpet flooring, double glazed UPVC window to side, original feature fireplace, electric heater, cupboard containing electric meter and fuse board.

### Bathroom 5'9" x 7'8" (1.77 x 2.36)

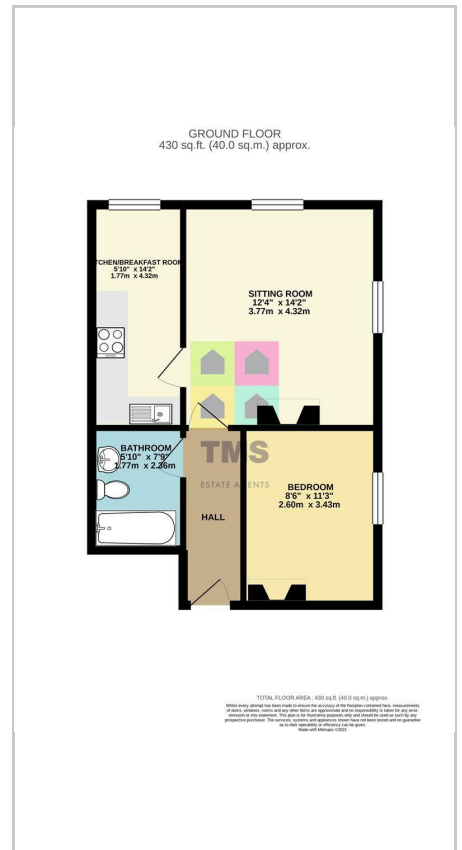
Laminate flooring, heated towel rail, tiled wall, panelled bath, low level WC hand basin.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

