



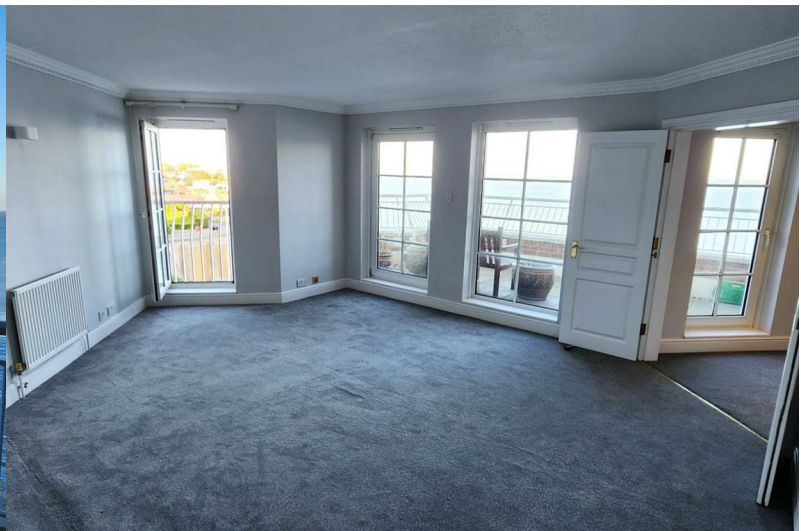
# TMS

ESTATE AGENTS



Charleston Court, West Cliff Road, Broadstairs, CT10 1RY

**£1,600 Per Month**



# West Cliff Road, Broadstairs, CT10 1RY

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AVAILABLE IMMEDIATELY - STUNNING SEA VIEWS - HEART OF BROADSTAIRS - 2 BED 2 BATH APARTMENT - SECURED GATED PARKING WITH ELECTRIC CAR CHARGING POINT

TMS Estate Agents are thrilled to offer to the market this beautiful two bedroom, recently refurbished, 2nd floor sea front apartment on the sought after Western Esplanade, Broadstairs enjoying stunning sea views across Viking Bay and Broadstairs.

Accessed through a secured main door to the communal hall with lift or stairs to the second floor then second communal hall to the door of your apartment. There are two double bedrooms, ensuite bath integrated kitchen with sea views and great sized lounge/dining room with access to the balcony overlooking both Louisa and Viking Bays. The shower room completes the apartment with a walk-in shower, W/C and basin.

Broadstairs once a quaint fishing village-turned quintessential seaside resort blends timeless, authentic charm with surprising modern twists. Stroll quirky lanes past tiny flint houses and fishermen's cottages to seafront promenades and gardens.. Enjoy a wealth of chic restaurants and wine bars, independent shops and historical attractions including Bleak House where Charles Dickens wrote David Copperfield.

Charleston Court is one of the most sought after developments in Broadstairs boasting a private swimming pool and secure underground car parking for 1 car and a communal electric charging point.

Council Tax band E - EPC - B - The deposit is 5 weeks rent £1846.15 / holding deposit £369.23  
<https://checker.ofcom.org/> for broadband and phone coverage.

This property is offered unfurnished on a long term let and is perfect for professional tenants, unfortunately pets are not allowed.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £48,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY.

Call TMS today to book your viewing

- STUNNING SEA VIEWS TO VIKING BAY AND BROADSTAIRS
- INTEGRATED KITCHEN
- UNFURNISHED / LONG TERM LET
- SEA FACING BALCONY OVER LOUISA BAY
- EN SUITE BATHROOM

- SECURED GATED PARKING & ELECTRIC CHARGING
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- COUNCIL TAX BAND E / EPC - TBD
- COMMUNAL ELECTRIC CAR CHARGING POINT

COMMUNAL ENTRANCE

APARTMENT

HALLWAY

LOUNGE

KITCHEN

BEDROOM 1

ENSUITE BATHROOM

BEDROOM 2

SHOWER ROOM

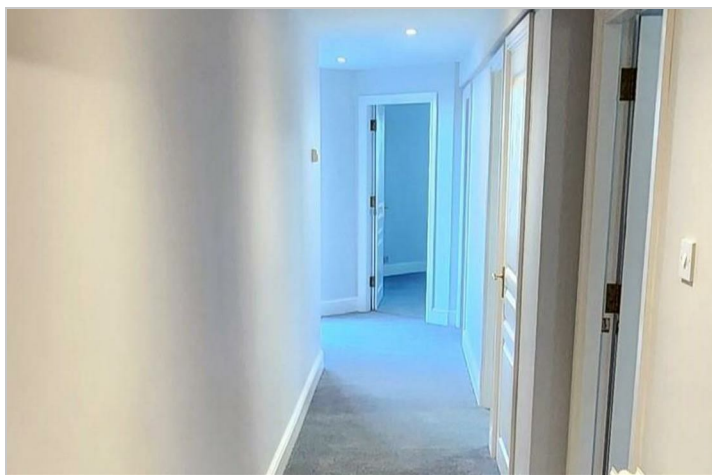
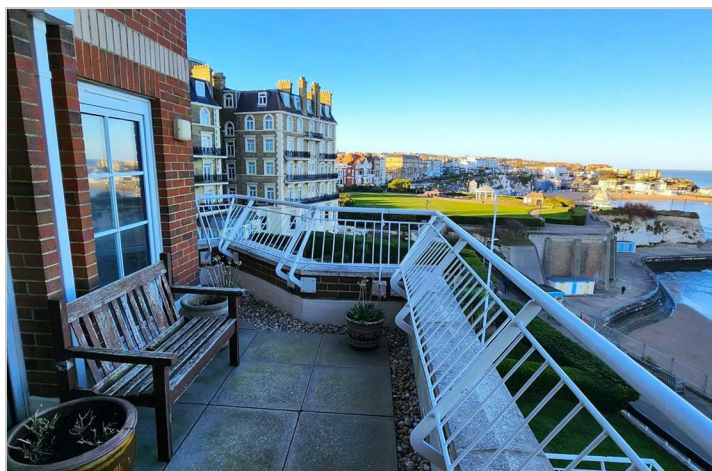
EXTERNAL

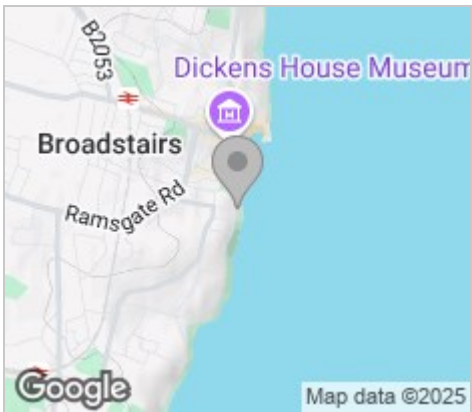
SECURED PARKING SPACE

SWIMMING POOL

AGENTS NOTE

Communal electric car charging point in the secured underground parking area.





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

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.