



# TMS

ESTATE AGENTS



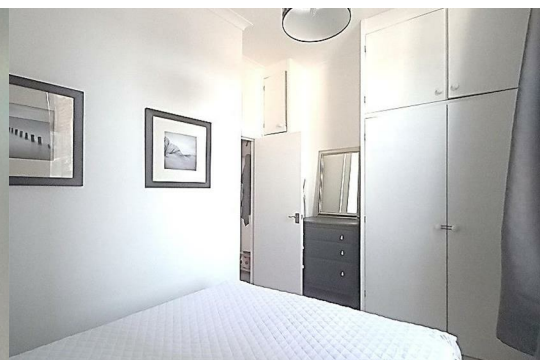
## 16 Granville Road, CT10 1QB

**£950 Per Month**



- 2 BEDROOM 1ST FLOOR APARTMENT
- SOUGHT AFTER BROADSTAIRS LOCATION
- ALLOCATED PARKING
- AVAILABLE APRIL 2025
- POPULAR LOCATION

- LOCATED CLOSE TO BEACH
- FURNISHED / LONG TERM LET
- EPC - D / COUNCIL TAX BAND A
- CLOSE TO TOWN CENTRE AND MAINLINE STATION
- SIDE SEA VIEW



AVAILABLE APRIL 2025 ~ 2 BEDROOM 1ST FLOOR APARTMENT WITH PARKING ~ 500M FROM VIKING BAY !

TMS ESTATE AGENTS are delighted to offer to the market this lovely 1st floor 2 bedroom FURNISHED apartment just a stones throw from the sandy shores of Viking Bay and Louisa Bay and just a few minutes walk to the centre of Broadstairs with its Michelin starred restaurants, bars, cafes and culture.

Situated on Granville Road this furnished apartment would suit a professional tenant or couple, its perfectly located for easy access to Broadstairs Mainline Station which offers direct fast links to London if you need to commute.

The property is bright and sunny and has distant sea views from the lounge which offers seating, table and chairs and occasional tables, the fitted kitchen has electric oven, fridge freezer and washing machine. Bedroom 1 has a double bed and fitted wardrobes and bedroom 2 has bunk beds but these can be removed if required, there is also a shower room.

Externally there is 1 allocated parking space which is very rare to find in Broadstairs.

Unfortunately under the terms of the lease pets are not allowed.

Council Tax band A - EPC - D - The deposit is 5 weeks rent £1096.15 / holding deposit £219.23  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,850 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS ESTATE AGENTS today to book your accompanied viewing, we are available 7 days a week.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

Laminate floor, show stand.

LOUNGE 13'5" x 12'8" (4.10 x 3.88)

Sash bay window to front with side sea view, fitted carpet, radiator, twin leather sofas, table and chairs, coffee table, side board.

KITCHEN 10'1" x 5'11" (3.08 x 1.81)

Double glazed window, range of wall, drawer and base units, single drainer stainless steel sink and mixer taps, electric oven, fridge freezer, washing machine, wall mounted gas central heating boiler, Laminate floor, radiator.

BEDROOM 1 12'9" x 9'7" (3.91 x 2.94)

Sash window, fitted carpet, fitted wardrobe, double bed and mattress, chest of drawers, bed side cabinets, radiator.

BEDROOM 2 9'11" x 6'2" (3.04 x 1.88)

Sash window, carpet, radiator,

SHOWER ROOM

Frosted double glazed window, fully

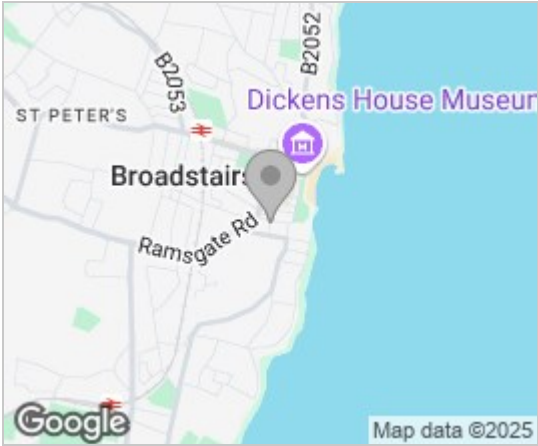
tiled shower cubicle, low flush W.C, pedestal wash hand basin, laminate floor, radiator, mirrored cabinet

EXTERNAL

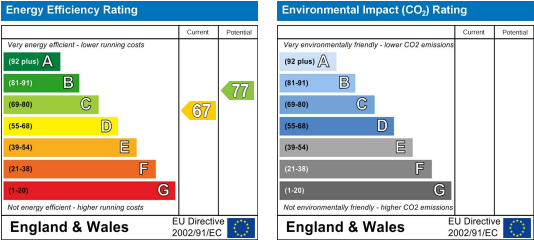
PARKING

Allocated parking space to the rear

Area Map



Energy Efficiency Graph



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