



# TMS

ESTATE AGENTS



Ashton Mews, Wrotham Road, Broadstairs, CT10 1RU

£995 Per Month



- 2 BEDROOM 1ST FLOOR APARTMENT
- LONG TERM LET
- EPC - B / COUNCIL TAX - B
- 2 DOUBLE BEDROOMS
- ALLOCATED OSP £45PCM

- HEART OF BROADSTAIRS
- FURNISHED OR UNFURNISHED
- CLOSE TO VIKING BAY AND BROADSTAIRS TOWN CENTRE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- AVAILABLE IMMEDIATELY



AVAILABLE IMMEDIATELY ~ 2 BED FIRST FLOOR FLAT ~ HEART OF BROADSTAIRS ~ FURNISHED OR UNFURNISHED ~ OPTION TO ADD PARKING

TMS ESTATE AGENTS are delighted to offer to the market this spacious 2 bedroom first floor apartment close to Viking Bay Broadstairs.

Ashton Mews is located at the bottom of Wrotham Road in Broadstairs, Viking bay is literally on your doorstep and the town centre with many independent cafes, shops, restaurants and bars is just a few minutes walk away. The mainline station with fast links to London St Pancras is just a 10 minute walk.

The property is a spacious 2 double bedroom apartment with a lounge diner leading to a kitchen with gifted white goods, 2 double bedrooms with fitted wardrobes to bedroom1, there is a fully tiled bathroom with shower over the bath.

There is an option to add an allocated parking space within the development for £45pcm.

This is a long term let and ideal for a working family or professional couple or 2 professional people wanting to share. The landlord will consider 1 small pet with proof of pet insurance.

Council Tax band B / Deposit = 5 weeks rent £1148.05 / EPC - B / Holding Deposit £229.61

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,850 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEY WILL NEED A MINIMUM INCOME OF £35,820 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE LOBBY

ENTRANCE HALL

LOUNGE / DINER

16'2" x 13'1" (4.95 x 4.01)

KITCHEN

9'8" x 6'10" (2.96 x 2.10)

BEDROOM 1

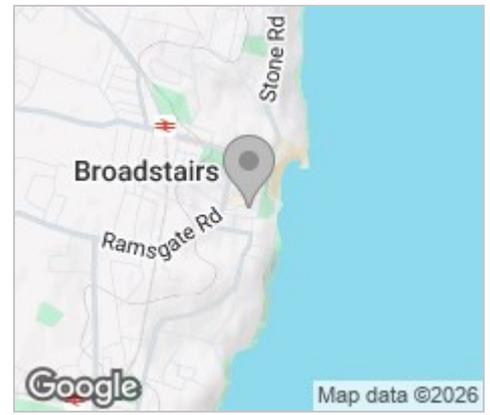
10'9" x 10'0" (3.28 x 3.06)

BEDROOM 2

10'0" x 8'5" (3.05 x 2.57)

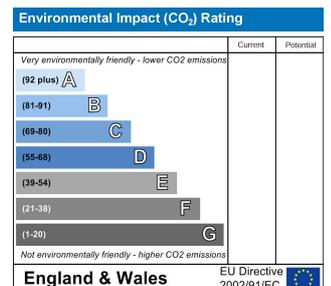
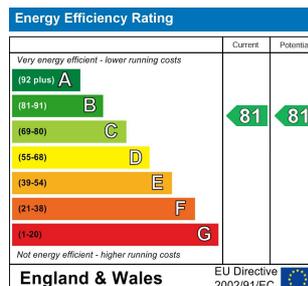
BATHROOM





## 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.



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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