



# TMS

## ESTATE AGENTS



### Cedric Road, Westgate on Sea, CT8 8NZ

**£995 Per Month**



- 2 BEDROOM 2ND FLOOR SPLIT LEVEL FLAT
- CLOSE TO THE TOWN CENTRE
- LONG TERM LET
- 1 SMALL PET WILL BE CONSIDERED
- GUARANTOR REQUIRED

- WESTGATE
- CLOSE TO SANDY BEACHES
- UNFURNISHED
- COUNCIL TAX - A / EPC - E
- AVAILABLE MID JUNE



**SPACIOUS 2 BEDROOM 2ND FLOOR SPLIT LEVEL APARTMENT ~ WESTGATE ON SEA ~ LONG TERM LET ~ AVAILABLE MID JUNE 2026**

TMS ESTATE AGENTS are delighted to offer to the market this spacious and bright split level flat situated just a stones throw from the beautiful sandy Westgate Bay.

Occupying the top floor of a converted Victorian property with heaps of character, the flat enjoys a spacious hallway with great storage including space for a fridge freezer, a lounge with a sea view, a modern kitchen with freestanding cooker & underfloor heating, 2 double bedrooms and a modern bathroom also with underfloor heating.

This is a long term let and unfurnished, it's perfect for tenants who may need extra office space to work from home, or 2 people sharing. The property will consider 1 small pet.

The property has electric heating, parking is to the street and is not restricted.

Council Tax band A / Deposit = 5 weeks rent £1148.07/ EPC - E / 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. THE LANDLORD HAS REQUESTED A GUARANTOR, THEY WILL NEED A MINIMUM INCOME OF £35,800 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

COMMUNAL HALL

APARTMENT

ENTRANCE HALL

LOUNGE 14'0" x 10'0" (4.29 x 3.05)

KITCHEN 9'6" x 5'6" (2.91 x 1.68)

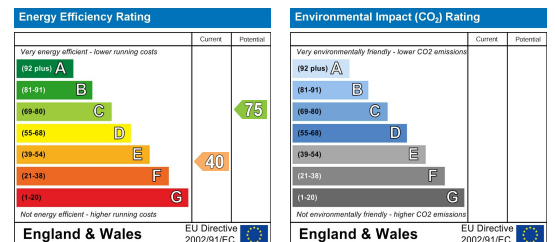
BEDROOM 1 15'7" x 11'0" (4.75 x 3.36)

BEDROOM 2 14'0" x 6'7" (4.29 x 2.03)

BATHROOM



**Energy Efficiency Graph**



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