



# TMS

## ESTATE AGENTS



### Rimpleton Court, 10 Reading Street, CT10 3BD

**£950 Per Month**



- AVAILABLE MID-JULY 2026
- SOUGHT AFTER READING STREET
- GAS CENTRAL HEATING
- LONG TERM LET
- COUNCIL TAX BAND = C

- 2 BEDROOM APARTMENT
- CAR PARKING SPACE
- PRIVATE ESTATE
- EPC = D
- UNFURNISHED / LONG TERM LET



## AVAILABLE MID-JULY 2026 ~ FIRST FLOOR FLAT, SOUGHT AFTER LOCATION, TWO BEDROOMS ~ PRIVATE ESTATE

TMS are delighted to bring to the rental market this spacious, first floor apartment set in a private estate in a quiet position on Reading Street Road.

The property is currently being redecorated throughout and offers 2 double bedrooms, the main bedroom having fitted wardrobes, the kitchen comes with a fitted electric cooker, the bathroom has recently been refurbished and enjoys a shower over the bath. Other benefits include gas central heating and parking space within the grounds.

Built in 1902 by John William Hawtry as a prep school for boys, Rimpton Court played a large part in the education system in Broadstairs for many many years until its conversion in the early 1980's to flats. The building retains its original splendour with many beautiful features unchanged over the years.

Set in lovely communal grounds the property is ideal for a professional couple or small family, under the terms of the lease pets are not allowed and if you receive benefits you will need a working guarantor.

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk  
Council Tax Band = C / Deposit (5 Weeks Rent) = £1096.15 / EPC = D / Holding Deposit = £219.23

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £28,500 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £34,200 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing

**Communal Entrance Hall**  
Stairs to first floor and apartment.

**Entrance Hall**  
Hard wood door, fitted carpet.

**Lounge 16'2" x 12'7" (4.95m x 3.84m)**  
Glazed window to rear, laminate floor, entry phone system, radiator.

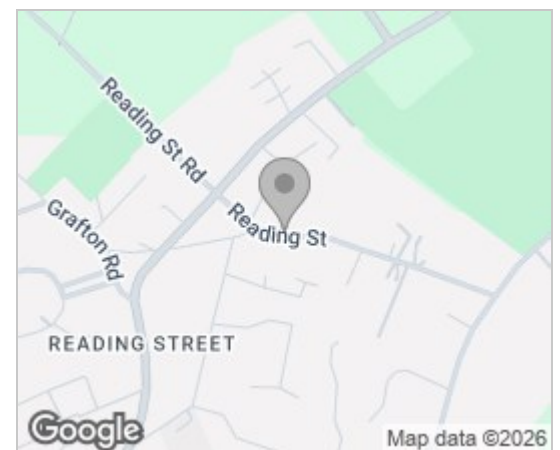
**Kitchen 12'4" x 6'11" (3.78m x 2.11m)**  
Glazed window to rear, range of wall, drawer and base units, single drainer stainless steel sink, electric cooker with extractor over, space for fridge freezer, vinyl floor.

**Bedroom 1 12'11" x 8'2" (3.96m x 2.51m)**  
Glazed window to side, fitted mirror wardrobes, carpet, cupboard housing hot water cylinder, radiator.

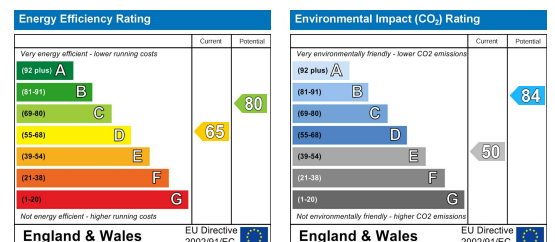
**Bedroom 2 10'7" x 7'10" (3.25m x 2.41m)**  
Glazed window to side, carpet, radiator.

**Bathroom**  
Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low flush W.C, part tiled walls, vinyl floor, extractor.

### Area Map



### Energy Efficiency Graph



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