



# TMS

ESTATE AGENTS



## Flat 4 The Lancaster, Broadstairs, CT10 1TG

**£1,400 Per Month**

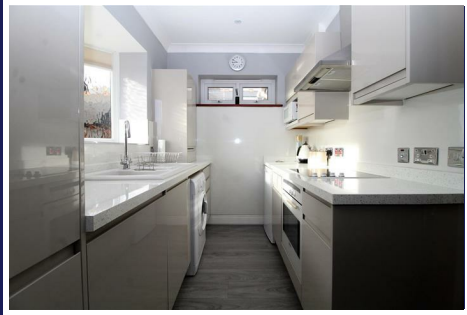
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£1,400 Per Month



## Entrance

Entry to the property is via steps to the communal security front door with intercom system to communal hall. Fitted carpet, door to lift or stairwell to upper floor and down to parking facility.

## Reception Hall

Wooden front door to reception hall, built in coat cupboard, wood effect flooring, inset lighting, loft access, door to;

## Lounge/Dining Room

15'7" x 10'9" (4.75 x 3.3)

Double glazed bi-folding doors to front balcony with uninterrupted sea views. UPVC double glazed bow window to side, carpet.

## Kitchen

10'4" x 6'5" (3.15 x 1.98)

UPVC double glazed window to side, range of matching wall and base units with work surface over, inset 1 1/2 ceramic sink and drainer, integrated oven, electric hob with extractor over, integrated washing machine, and fridge/freezer

## Master Bedroom

14'7" x 9'8" (4.45 x 2.97)

UPVC double glazed door and window front, carpet, door to.

## En-suite

5'6" x 5'4" (1.7 x 1.63)

Obscured high level UPVC double glazed windows to front, shower cubicle, low level flush W.C, vanity sink unit.

## Bedroom Two

11'0" x 8'2" (3.36 x 2.49)

UPVC double glazed window to side, fitted carpet.

## Bathroom

Low level flush WC, shower cubicle, wash hand basin.

## Sea Facing Balcony

28'10" xs 3'10" (8.79 xs 1.17)

Sea facing balcony that can be accessed via the lounge of master bedroom

## Parking

## Underground Parking

There is one allocated parking bay attached to this property which is accessed via security gates. There are stairs and lift to gain access to the building.

**AVAILABLE IMMEDIATELY - UNINTERRUPTED SEA VIEWS - HEART OF BROADSTAIRS ~ 2 BED APARTMENT ~ SECURED GATED PARKING**

TMS Estate Agents are thrilled to offer to the market this beautiful TWO BEDROOM/TWO BATHROOM 1st floor sea front apartment on the sought after Western Esplanade in Broadstairs, enjoying stunning views across Viking Bay .

Accessed through a secured main door to the communal hall, you will find lift or stairs to the first floor then a second communal hall to the door of your apartment. There are two double bedrooms, one with an en-suite shower room, integrated kitchen with sea views and great sized lounge/dining room with access to the balcony, there is a guest bathroom which completes the apartment. Overlooking Louisa and Viking Bays you can watch stunning sunrises, the balcony is accessed both from the lounge and the master bedroom.

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. Broadstairs hosts many festivals throughout the year, including food festivals, the water gala and the famous Folk Week.

Parking is gated and arranged below ground with a lift for access to all floors.

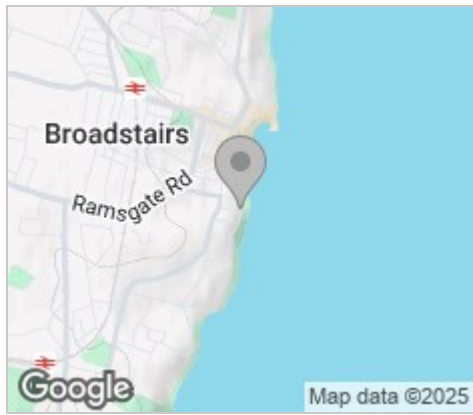
This property is offered unfurnished, its perfect for professional tenants, unfortunately pets are not allowed.

EPC is a C rating / Council tax is band E / deposit will be 5 weeks rent £1615.38 / Holding deposit £323.07  
<https://checker.ofcom.org/> for broadband and phone coverage.

**APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 FOR AFFORDABILITY**

Call TMS today to arrange an accompanied viewing





TOTAL APPROX. FLOOR AREA 627 SQ.FT. (58.2 SQ.M.)

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.

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