



# TMS

ESTATE AGENTS



## Elizabeth Court, North Foreland Road

, Broadstairs, CT10 1EW

**£1,250 Per Month**



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## Communal Entrance

Entry to the property is via a communal secure double glazed entrance door, security entry phone system.

## First Floor

### Entrance Hall

Wooden entrance door to reception hall, porcelain floor tiles, built in double door storage cupboard that is shelved with hanging rail,

### Lounge/Dining Room

14' 1" x 12' 3" (4.29m x 3.73m) wood and double glazed French doors to balcony, porcelain floor tiles, radiator.

### Kitchen

10' 3" x 6' 6" (3.12m x 1.98m) wood and double glazed windows overlooking the gardens to front, range of matching wall and base units with roll top work surface, stainless steel sink and drainer, integrated fridge/freezer, dishwasher, oven, hob with extractor above, porcelain floor tiles, localised wall tiles.

### Master Bedroom

12' 6" x 12' (3.81m x 3.66m) maximum measurements, wood and double glazed French doors to balcony, wood and double glazed window to side, porcelain floor tiles, built in wardrobe, radiator,

### Bedroom Two / Study

13' 7" x 7' 6" (4.14m x 2.29m) maximum measurements, wood and double glazed window overlooking the garden room to side, porcelain floor tiles, built in wardrobe, radiator.

### Bathroom

9' 3" x 5' 7" (2.82m x 1.70m) four piece bathroom suite comprising panel bath, pedestal wash hand basin, low level flush W.C, cubicle shower, tiled floor and walls, radiator.

## Exterior

## Parking

There is one space allocated to this property and two 'visitor' parking.

## Balcony

22' 8" x 3' 4" (6.91m x 1.02m) private balcony accessed from the lounge and master bedroom, traditional style balustrade overlooking the grounds to the front.

## Garden

There are communal garden to the front and side consisting of secluded seating, 'secret' pond and private walks and communal 'garden room' storage facility.



## EXCLUSIVE DEVELOPMENT ~ 2 BEDROOM APARTMENT ~ AVAILABLE MARCH 2026.

TMS Estate Agents are delighted to bring to the market this superb first floor apartment offering two bedrooms with balcony in the ever desirable but rarely available Elizabeth Court in Broadstairs.

This modern unfurnished property is situated within a beautiful and tranquil setting with picturesque gardens and secluded seating areas. It's just a short stroll to the sandy beach at Stone Bay which is a delight at any time of year.

Broadstairs town centre is nearby with a mix of shops, bars and restaurants alongside its award winning beach at Viking Bay. North Foreland golf club and lighthouse is just up the road in the other direction. For your major shopping, Westwood Cross is just over two miles away.

The property itself boasts polished porcelain floors through the hallway, lounge, kitchen and both bedrooms, French doors to the balcony from the lounge and master bedroom, the second bedroom could easily be used as a study or office. There is a modern fitted kitchen with integrated appliances and a four-piece bathroom suite with ceramic floor tiles.

Outside there is an allocated parking space along with two visitor parking spaces. There is also a communal garden room for additional storage and a handy storage cupboard on the 2nd floor for use by the apartment.

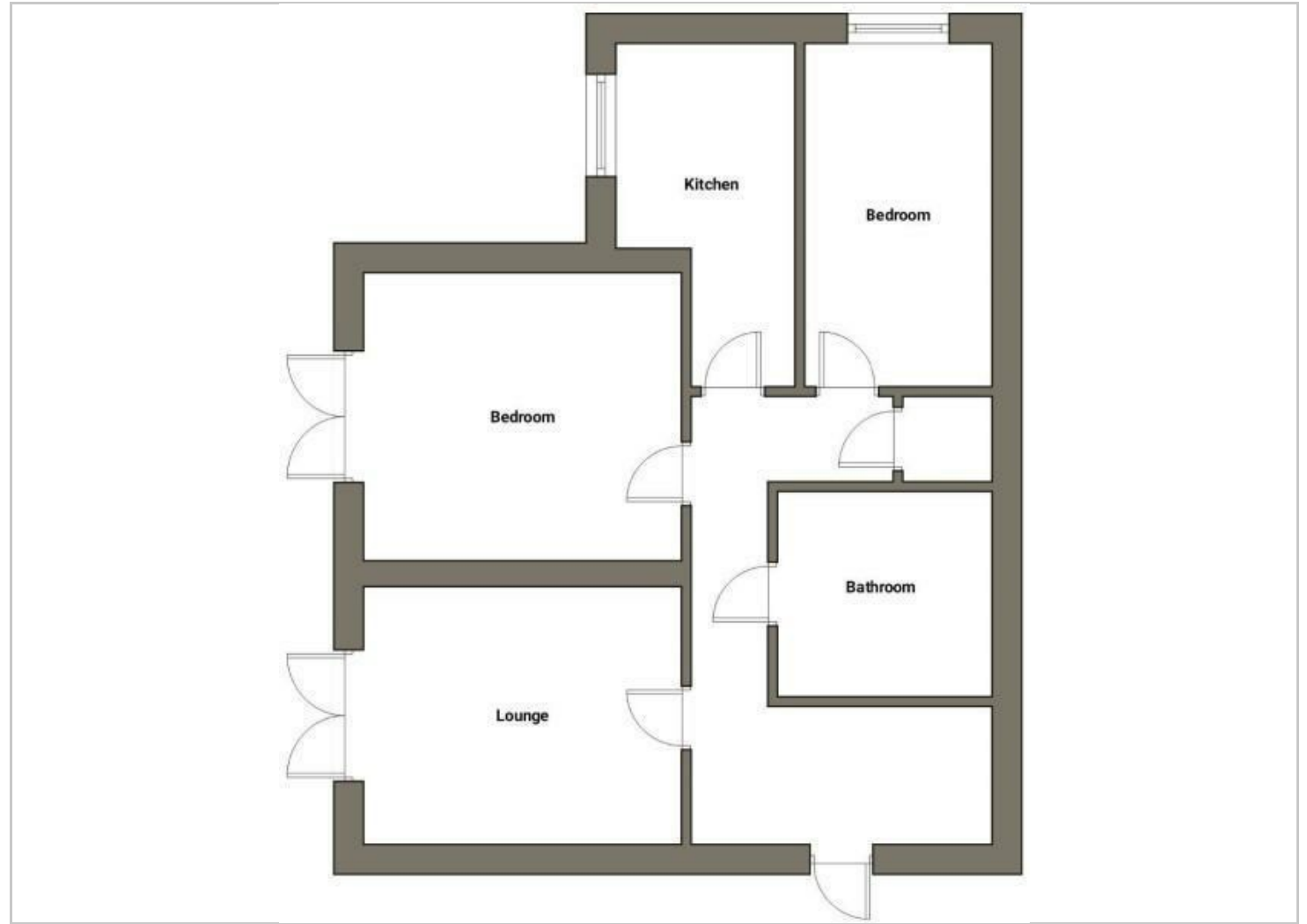
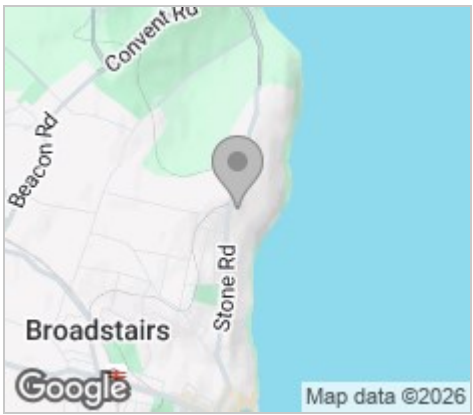
Ideal for working professional tenants with space to work from home or a small family, the property is offered on a long term basis and is unfurnished. Under the terms of the lease, pets are not permitted.

Council Tax Band - A / EPC - C / Deposit Is 5 Weeks Rent £1442.30 / holding Deposit £288.46.  
For broadband speeds and phone coverage. please check through checker.ofcom.org.uk.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £37,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000.

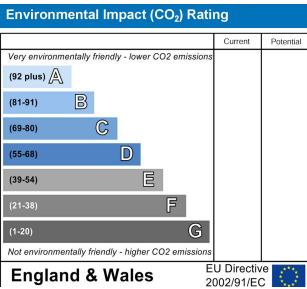
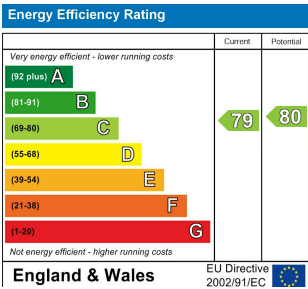
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Viewing

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.



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