



TMS

ESTATE AGENTS



Beach Rise, Westgate On Sea, CT8 8AB

£850 Per Month

- 1 BEDROOM APARTMENT
- COIMMUNAL GARDEN
- COUNCIL TAX BAND A / EPC - C



- PANORAMIC SEA VIEWS
- CLOSE TO ST MILDREDS BAY
- LONG TERM LET



AVAILABLE IMMEDIATELY ~ 1ST FLOOR 1 BEDROOM APARTMENT ~ SEA VIEWS ~ COMMUNAL GARDENS ~ UNFURNISHED / PART FURNISHED

This lovely apartment is available immediately and offered to the market unfurnished and for a long term let.

The apartment is perfectly positioned just moments from the seafront, Westgate's Victorian canopied shopping parade, the iconic Carlton cinema & Michelin starred Quince restaurant and mainline railway station with direct lines to London making this an excellent spot for commuters or weekenders.. The property offers an enviable coastal lifestyle in one of the town's most desirable locations.

Located on the first floor the lounge and bedroom both have panoramic views across the communal gardens to the sea, the bedroom benefits from fitted wardrobes, the kitchen is spacious and has a gas hob and electric oven, there is space for washing machine and tumble dryer, there is a fridge freezer which the landlord is happy to 'gift' to a tenant. There is a modern shower room.

Externally there is a large communal garden and don't forget the beach is just a stones throw away.

Council Tax band A / Deposit = 5 weeks rent £951.92 / EPC - C / Holding Deposit £190.38

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £24,750 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEY WILL NEED A MINIMUM INCOME OF £29,700 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

COMMUNAL ENTRANCE

ENTRANCE HALL

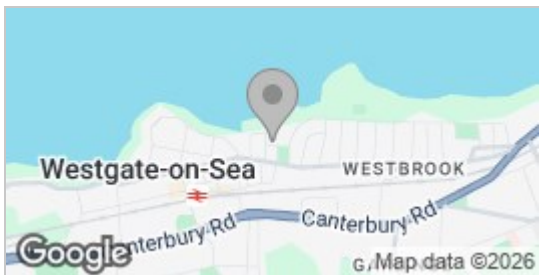
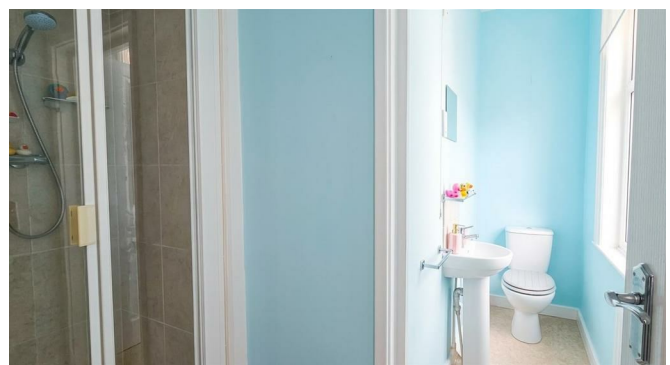
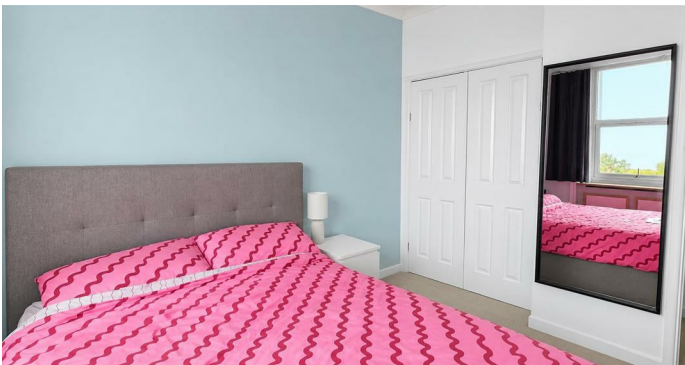
LOUNGE 13'4" x 8'8" (4.07 x 2.65)

KITCHEN 14'8" x 8'0" (4.48 x 2.45)

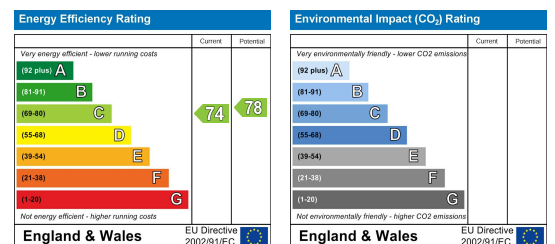
BEDROOM 11'8" x 9'8" (3.57 x 2.97)

SHOWER ROOM

COMMUNAL GARDEN



Energy Efficiency Graph



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.