



TMS

ESTATE AGENTS

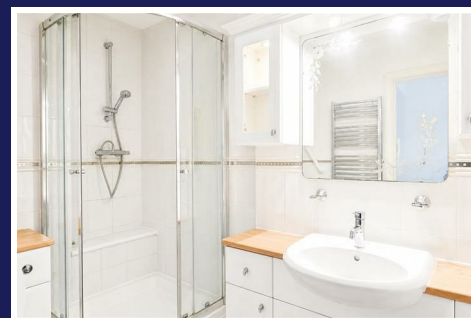


April Rise Alfred Road, Birchington, CT7 9NL

£1,150 Per Month



- 2 BEDROOM APARTMENT WITH SIDE SEA VIEWS FROM THE PRIVATE BALCONY
- AVAILABLE END JULY 2026
- EPC - D / COUNCIL TAX - C
- ACCESS TO BIRCHINGTON MAINLINE STATION AND SHOPS
- SOUGHT AFTER LOCATION IN BIRCHINGTON
- LIFT ACCESS TO ALL FLOORS
- UNFURNISHED / LONG TERM LET
- SEAFRONT LOCATION



2 BEDROOM 1ST FLOOR APARTMENT ~ SEAFRONT LOCATION ~ SOUGHT AFTER BIRCHINGTON LOCATION ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to offer to the market this spacious 2 double bedroom apartment on the first floor of this sought after development on the sea front in Birchington.

Entering the well maintained communal hall you will find a lift to all floors and entry phone access.

At almost 20' the lounge is bright and spacious and offers direct access to a private balcony with side sea views where you can enjoy stunning sunsets.

The kitchen offers a modern range of units, sea views, an electric cooker and 1 & a half bowl sink with mixer taps, there is space for a fridge freezer & washing machine.

Both bedrooms are generous size doubles and have sea views and the famous 'Turner sunsets', there is a well presented shower room with a corner shower, storage and display unit with lighting.

The property benefits from double glazing and electric heating and there is ample parking to the surrounding streets with no permits needed.

Perfect for anyone wanting life by the sea but with direct, fast trains to London just a short distance away at Birchington mainline station which is at the end of the High Street.

Offered as a long term let and unfurnished April Rise is a lovely home by the sea.

Council Tax band C / EPC - D / The deposit is 5 weeks rent £1326.92/ holding deposit £265.38
For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,500 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now to arrange your accompanied viewing

COMMUNAL ENTRANCE

Stairs & Lift to all floors

APARTMENT

ENTRANCE HALL

LOUNGE

19'5" x 13'1" (5.92 x 4.01)

KITCHEN

10'6" x 9'0" (3.22 x 2.75)

BEDROOM

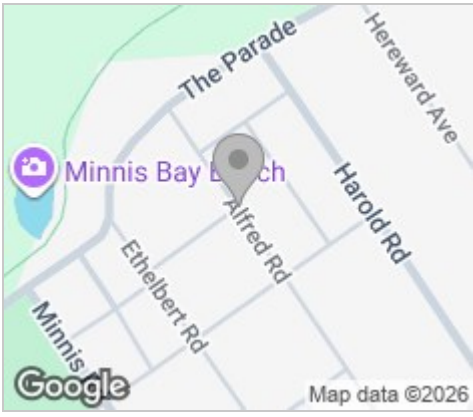
15'8"x 11'10" (4.78mx 3.63)

BEDROOM

12'9" x 10'3" (3.90 x 3.13)

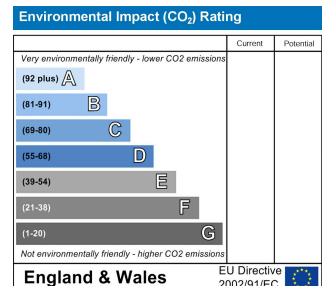
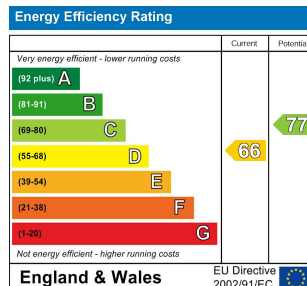
SHOWER ROOM





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.



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.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com