



TMS

ESTATE AGENTS



13 Ramsgate Road, Broadstairs, Kent, CT10 1QQ

£800 Per Month



- AVAILABLE IMMEDIATELY
- 1 BEDROOM APARTMENT
- CENTRAL BROADSTAIRS LOCATION
- PROFESSIONAL TENANTS
- EPC - D / COUNCIL TAX - A

- RENOVATED THROUGHOUT
- SUN ROOM
- CLOSE TO MAINLINE STATION & TRANSPORT LINKS
- PETS ARE NOT PERMITTED
- A GUARANTOR WILL BE REQUIRED



AVAILABLE IMMEDIATELY ~ 1 BEDROOM APARTMENT WITH SUN ROOM IN THE HEART OF BROADSTAIRS
~ RENOVATED THROUGHOUT

TMS ESTATE AGENTS are delighted to offer to the market this well presented 1 bedroom apartment in the heart of Broadstairs.

Available immediately, this modern apartment has been refurbished throughout and offers an open plan lounge, kitchen with inset electric oven and hob, double bedroom which in turn opens into a bright sun lounge which offers fabulous space if you need to work from home, the bathroom also has a shower over the bath.

Broadstairs is a bustling town and the high street is just a stones throw from the apartment as are the beautiful sandy beaches of Viking & Louisa Bay. The town enjoys many local amenities, restaurants, cafes, and bars and the mainline station is situated at the top of the high street and offers regular fast links direct to London.

This is a perfect home for a professional, single person or couple, who may need space to work from home, it is offered on a long term let and is unfurnished, unfortunately pets are not allowed and a guarantor will be required at the landlord's request.

Council Tax band TBC / Deposit = 5 weeks rent £923.07/ Holding deposit £184.61 / EPC rating C
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £26,850 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY -

Contact TMS ESTATE AGENTS today to book your accompanied viewing, we are available 7 days a week.

COMMUNAL ENTRANCE HALL

APARTMENT

ENTRANCE HALL

Entry phone system, carpet, storage cupboard housing water heater, electric radiator.

LOUNGE/ KITCHEN / DINER 15'2" x 15'0" (4.63 x 4.59)

Double glazed bay window to front and side, open plan to kitchen, range of wall, drawer and base units electric oven & hob & extractor, space for fridge.

BEDROOM 13'1" x 10'1" (3.99 x 3.08)

Twin double glazed windows 2 side, carpet, electric heater, doors to sun room.

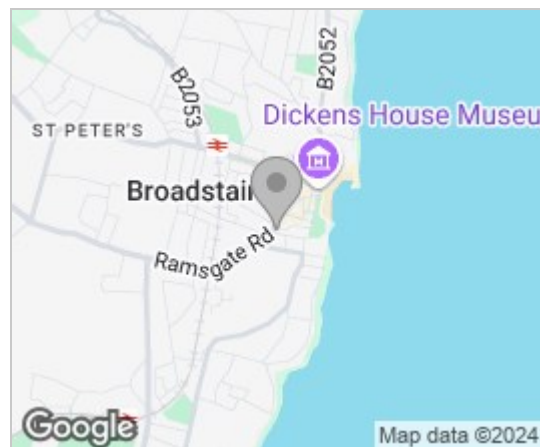
SUNROOM 14'1" x 7'10" (4.31 x 2.41)

Double glazed, vinyl floor, plumbed for washing machine.

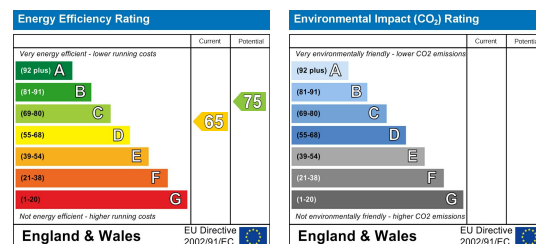
BATHROOM

Double glazed frosted window, panelled bath with mixer taps and shower over, pedestal wash hand basin, low flush W.C, extractor, vinyl floor, heater.

Area Map



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 firm's 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