



45 West Cliff Road, Broadstairs, CT10 1PU

£600 Per calendar month

ALL BILLS INCLUDED STUDIO STYLE APARTMENTS -

NOW AVAILABLE IN THE HIGHLY PRESTIGIOUS "WESTCLIFF ROAD " Is the location for this amazing EDWARDIAN house,

We are offering 1 double room for rent with Shared bathroom and small kitchen area for your own privacy and enjoyment. We are arranging viewings now and we look forward to showing you around.

The rooms can be fully furnished and will be newly carpeted throughout.

The property is immaculate and we welcome your call to view or answer any questions you may have about this amazing investment opportunity.

We look forward to showing you around.

LOVETTS TEAM





| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 105 plus A | | | |
| 81-101 B | | | |
| 69-80 C | | | |
| 55-68 D | | | |
| 43-54 E | | | |
| 31-42 F | | | |
| 13-29 G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 71 | 77 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| 102 plus A | | | |
| 81-101 B | | | |
| 69-80 C | | | |
| 55-68 D | | | |
| 43-54 E | | | |
| 31-42 F | | | |
| 13-29 G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |