



# TMS

## ESTATE AGENTS



### Flat 2, 8 Chandos Square, Broadstairs, CT10 1QN

**£750 Per Month**



- AVAILABLE IMMEDIATELY
- UNFURNISHED / LONG TERM LET
- SEA FRONT LOCATION WITH SIDE SEA VIEWS
- IDEAL PROFESSIONAL TENANT
- CLOSE TO TOWN CENTRE

- 1 BEDROOM GROUND FLOOR FLAT
- COUNCIL TAX - A
- EPC - E
- 1 SMALL PET CONSIDERED
- CLOSE TO BROADSTAIRS MAINLINE STATION



AVAILABLE IMMEDIATELY ~ CENTRAL BROADSTAIRS ~ 1 BEDROOM FLAT ~ SEA FRONT LOCATION

TMS ESTATE AGENTS are pleased to offer to the market this 1 bedroom ground flat located in Chandos Square a beautiful sea front location.

The property offers a large lounge with a separate kitchen, the kitchen has an electric oven and hob, with plumbing and space for a washing machine. The bedroom is a double room and the bathroom enjoys a bath with shower over and shower screen.

Chandos Square is a stones throw from the award winning Viking Bay and the bustling town centre with many local shops, high street names, cafes, restaurants and bars.

Perfect for a working professional tenant, 1 small pet may be considered.

COUNCIL TAX - A / EPC - E / Deposit 5 weeks rent.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £21,750 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.

ENTRANCE HALL 5'11" x 3'7" (1.816 x 1.098)

BEDROOM 12'8" x 6'4" (3.872 x 1.944)

Double bedroom with sash window

BATHROOM 6'9" x 5'3" (2.065 x 1.614)

Bath with shower over and shower screen. W.C. and basin.

LOUNGE 14'8" x 12'8" (4.482 x 3.871)

Glazed sash window, electric heater, electric fireplace.

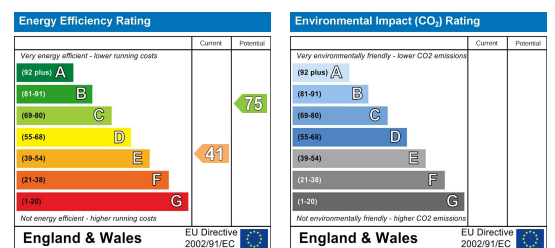
KITCHEN 5'11" x 7'4" (1.824 x 2.252)

Range of wall and base units, electric oven, hob and extractor, plumbing and space for washing machine

### 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**