



# TMS

## ESTATE AGENTS



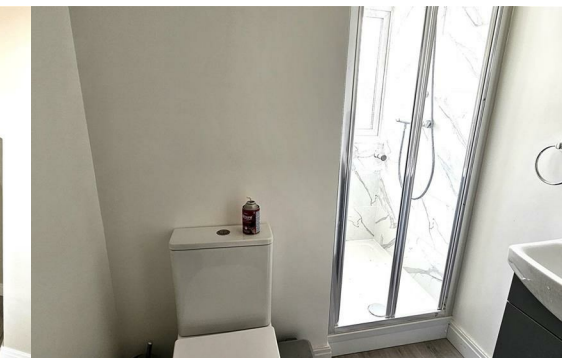
## Swinburne Avenue, Broadstairs, Kent, CT10 2DP

**£925 Per Month**



- AVAILABLE IMMEDIATELY
- REFURBISHED THROUGHOUT
- COUNCIL TAX BAND A/ EPC - E
- CLOSE TO TOWN CENTRE AND BEACHES
- EASY ACCESS TO WESTWOOD CROSS & QEQM

- LARGE 1 BEDROOM 2ND FLOOR FLAT
- CENTRAL BROADSTAIRS
- CLOSE TO MAINLINE STATION DIRECT TO LONDON
- IDEAL PROFESSIONAL TENANT
- SORRY NO PETS



## NEWLY RENOVATED & VERY SPACIOUS 1 BEDROOM 2ND FLOOR APARTMENT ~ CENTRAL BROADSTAIRS

TMS ESTATE AGENTS are delighted to offer to the market this spacious 1 bedroom, 2ND floor apartment. Recently renovated throughout the apartment enjoys a brand new kitchen / diner with an electric oven and hob, there is a double bedroom and lounge and a potential unallocated parking for 1 car within the grounds TBC, alternatively there is ample unrestricted parking on the street.

Swinburne Avenue is situated close to Broadstairs Town Centre, the Kentish gem which was once Charles Dickens's favourite resort. Broadstairs retains its Victorian charm but mixes it up with modern restaurants, independent shops, cafes, wine bars and restaurants.

The mainline station is just a short walk and offers fast links direct to London, there is also the Loop bus service which means easy access to Westwood Cross and the QEQM hospital. Just a short walk away you will find the stunning sandy beaches of Viking Bay & Louisa Bay where you can enjoy stunning sunrises combined with early morning coffee on the beach.

Swinburne Avenue is available immediately and offered unfurnished, this great apartment will be ideal for a working professional tenant. Unfortunately pets are not permitted. The property benefits from a metered water supply. The building and other apartments are currently under the final stages of renovation.

Council tax band A / EPC - E / DEPOSIT 5 weeks rent £1067.30 / holding deposit £213.46  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,750. PER ANNUM

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

### HALLWAY 13'5" x 6'6" (4.104 x 2.004)

Laminate floor, storage cupboard, entry phone system, electric storage heater.

### LOUNGE 10'10" x 14'10" (3.325 x 4.539)

Twin double glazed windows, laminate floor, electric storage heater.

### KITCHEN / DINER 18'9" x 5'11" (5.725 x 1.828)

Double glazed window to side and rear, sloped ceiling to one side, range of wall drawer and base units, electric oven, hob and extractor over, space for washing machine, laminate floor, electric storage heater, eaves storage, store cupboard with hot water system.

### BEDROOM 15'0" x 12'10" (4.593 x 3.914)

Double glazed window, laminate floor, eaves storage, electric storage heater.

### SHOWER ROOM 5'5" x 5'8" (1.668 x 1.737)

Frosted double glazed window, shower cubicle, low flush W.C., vanity wash hand basin, laminate floor, fan heater.

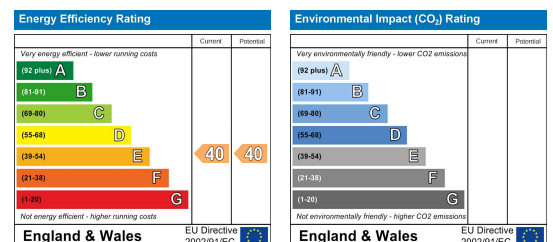
### EXTERNAL

### COMMUNAL GARDEN

### Area Map



### Energy Efficiency Graph



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