



49 Linley Road  
Broadstairs, CT10 3HG

**Offers In The Region Of £130,000**



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## 49 Linley Road

, Broadstairs, CT10 3HG

CHAIN FREE ~ SPACIOUS 1  
BEDROOM GROUND FLOOR FLAT IN  
BROADSTAIRS ~ LONG LEASE ~

TMS ESTATE AGENTS are delighted  
to offer to the market this CHAIN FREE  
well presented ground floor flat in a  
quiet location in Broadstairs.

Linley Road is ideally situated for easy  
access to Westwood Cross and the  
QEQM hospital and is close to reliable  
transport links and local amenities.

Entrance is via a secure entry phone  
system through the communal  
entrance. The apartment comprises  
large lounge, fitted kitchen with electric  
oven and hob, double bedroom with  
wardrobes storage and wetroom. The  
apartment enjoys electric heating,  
double glazing where stated and ample  
storage. Externally there are communal  
garden areas and unrestricted on street  
parking.

Ideal for a first time purchase or a buy  
to let with fantastic potential returns.  
The property has been successfully let  
for £825pcm which offers a 7% + yield.  
The current tenants would be happy to  
remain in situ

Council Tax Band A / EPC rating D

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

**COMMUNAL ENTRANCE**

**APARTMENT**







HALLWAY

LOUNGE

16'1" x 12'5" (4.92 x 3.79)

KITCHEN

12'4" x 6'9" (3.77 x 2.06)

BEDROOM

11'1" x 9'8" (3.39 x 2.95)

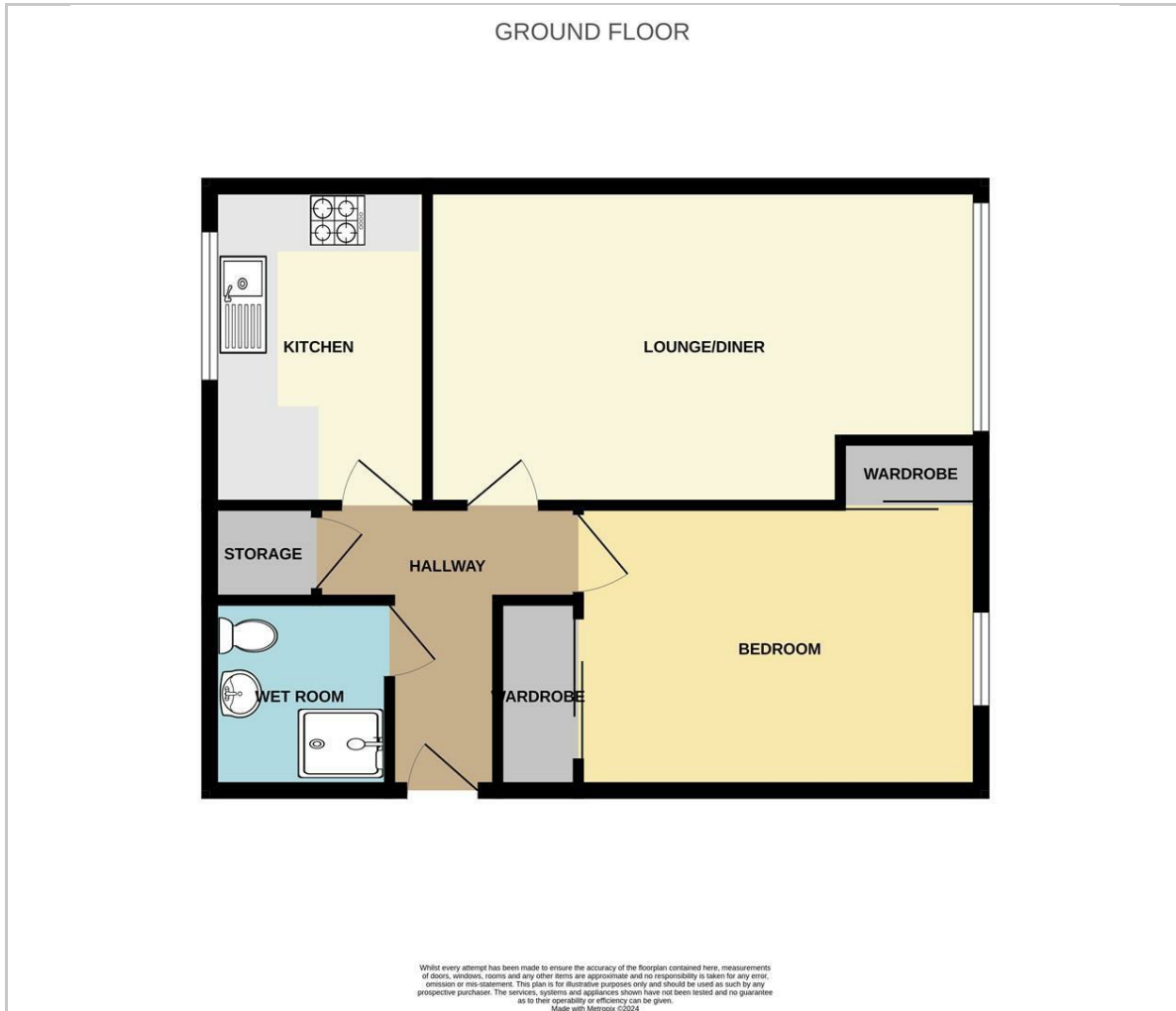
WET ROOM

6'5" x 5'2" (1.97 x 1.60)

EXTERNAL

COMMUNAL GARDENS

## Floor Plan



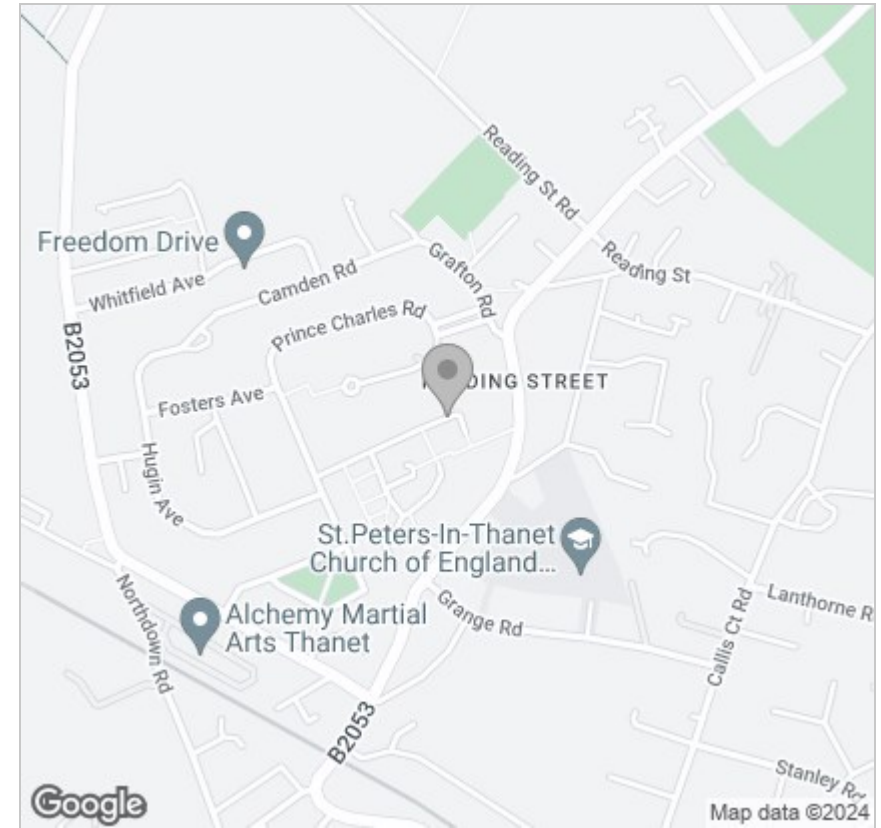
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

