



# TMS

## ESTATE AGENTS



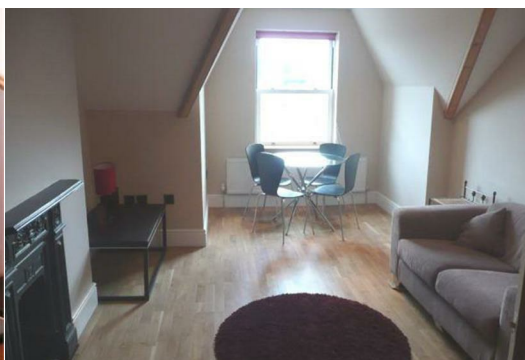
### 33 West Cliff Road, Broadstairs, CT10 1PU

**£900 Per Month**



- AVAILABLE END OCTOBER 2024
- PART FURNISHED / FLEXIBLE
- CLOSE TO BROADSTAIRS TOWN
- COUNCIL TAX BAND A
- IDEAL FOR MAINLINE STATION

- 2 BEDROOM 2ND FLOOR APARTMENT
- LONG TERM LET
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO SEAFRONT
- UNRESTRICTED STREET PARKING



# 2ND FLOOR APARTMENT ~ AVAILABLE END OCTOBER 2024~ CENTRAL BROADSTAIRS ~ CLOSE TO THE BEACH

TMS ESTATE AGENTS are delighted to offer to the market this 2nd floor apartment with distant sea views just a stones throw from Louisa Bay, Viking Bay and the vibrant town centre with its varied shops, restaurants, bars and cafes.

The property is on the 2nd floor and comprises open plan lounge and high gloss kitchen with integrated fridge freezer, electric oven and hob and washing machine, 2 double bedrooms, & shower room.

Other features include gas central heating and double glazing where stated.

West Cliff Road is a very popular and sought after residential part of Broadstairs offering easy access to the mainline station which offers fast links direct to London.

Perfect for working professionals who may need an office to work from home, unfortunately under the terms of the lease pets are not permitted and the property is not suitable for small children.. Part furnished with some occasional furniture.

The council tax band is A, Deposit = 5 weeks rent £1038.46/ EPC - D / holding deposit £207.69  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY.

Call TMS ESTATE AGENTS today on 01843 866055 to book your accompanied viewing, we are available 7 days a week.

## Ground Floor

### Communal Entrance Hall

Communal front door with security entrance system to communal hallway and front door to:-

### Open Plan Lounge/Kitchen/Dining Room

Double glazed sash window to front, feature fireplace, wood flooring,

Matching range of base and wall mounted units including drawers and rolltop working surface, integrated fridge and freezer, integrated washer / dryer, wine cooler, cupboard housing wall mounted boiler, tiled splashbacks, built in oven with four ring hob and extractor over, radiator.

### Bedroom One

Double bedroom with double glazed sash window to rear, fitted carpet, cast iron fireplace, radiator.

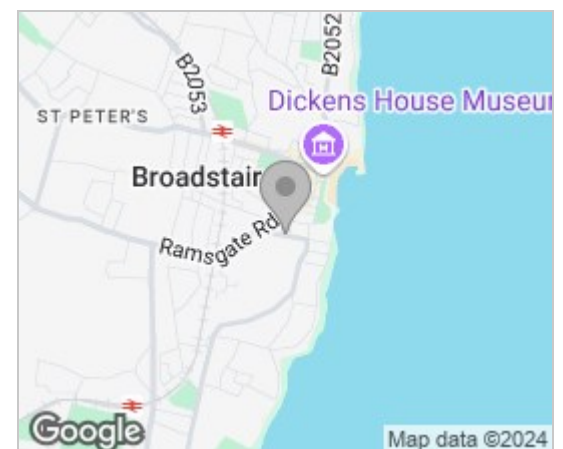
### Bedroom Two

Double bedroom in eaves with double glazed sash windows to front, fitted carpet, radiator.

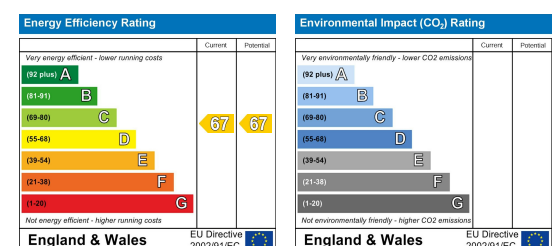
### Shower Room

Fully enclosed shower cubicle, low flush w.c, pedestal wash hand basin, fully tiled, heated, towel rail.

## Area Map



## Energy Efficiency Graph



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