



# TMS

## ESTATE AGENTS



### Swinburne Avenue, Broadstairs, CT10 2DP

**£925 Per Month**



- 1 BEDROOM RENOVATED GROUND FLOOR FLAT
- ALLOCATED PARKING
- CLOSE TO MAINLINE STATION
- EPC - C / COUNCIL TAX - A
- UNFURNISHED LONG TERM LET

- PRIVATE GARDEBN
- CENTRAL BROADSTAIRS
- CLOSE TO TOWN CENTRE & BEACHES
- EASY ACCESS TO WESTWOOD CROSS & QEQM
- SORRY NO PETS



**NEWLY RENOVATED 1 BEDROOM GROUND FLOOR APARTMENT WITH GARDEN & PARKING SPACE ~ CENTRAL BROADSTAIRS**

TMS ESTATE AGENTS are delighted to offer to the market this spacious 1 bedroom, ground floor flat. Recently renovated throughout the apartment enjoys a brand new kitchen / living area there is a double bedroom, private garden and one allocated parking a car within the grounds, there is ample unrestricted parking on the street as well

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

Council tax band A / EPC - C / DEPOSIT 5 weeks rent 1067.30 / holding deposit £213.46

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £26,850 PER ANNUM

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

**COMMUNAL ENTRANCE**

**APARTMENT**

**ENTRANCE HALL**

Large storage cupboard.

**KITCHEN / LOUNGE 14'6" x 15'6" (4.42 x 4.73)**

Range of wall drawer and base units, electric oven, hob and extractor, laminate floor

**BEDROOM 11'8" x 9'10" (3.57 x 3.02)**

Double glazed window, laminate floor, radiator.

**BATHROOM**

Bath with shower over, low flush W.C & wash hand basin

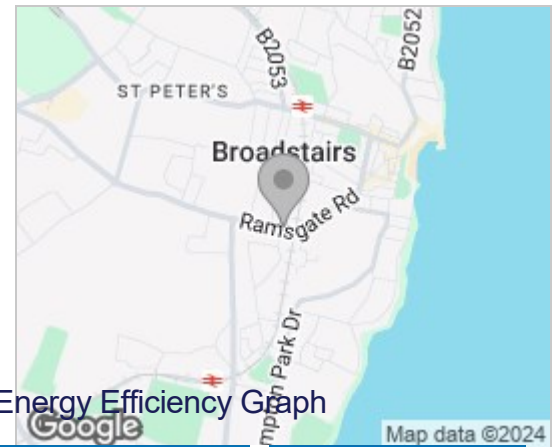
**EXTERNAL**

**PARKING FOR 1 CAR**

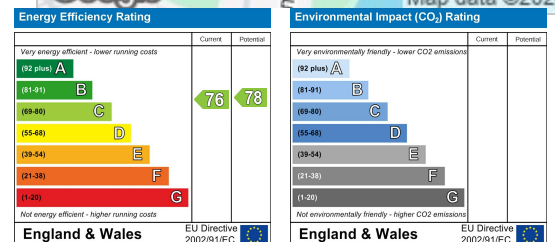
**GARDEN**

Small private garden laid to lawn to the front of the apartment.

**Area Map**



**Energy Efficiency Graph**



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