



# TMS

## ESTATE AGENTS



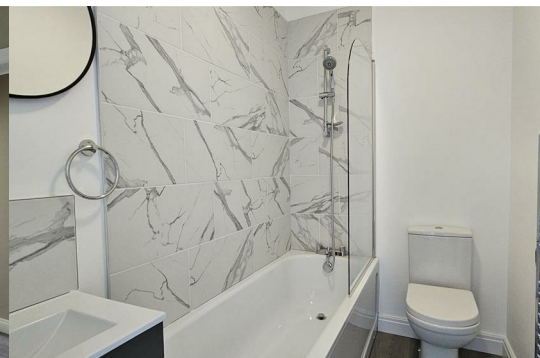
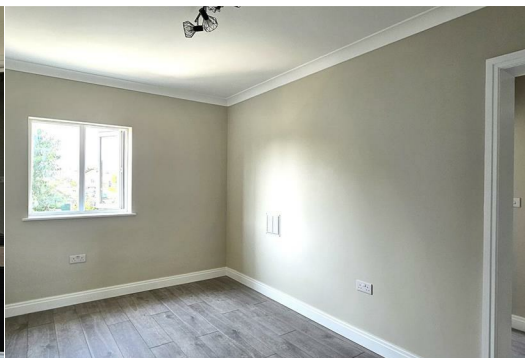
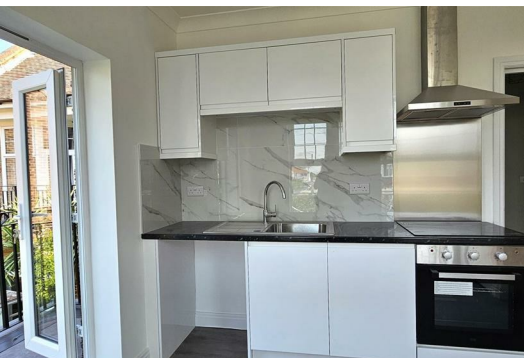
## 62 Swinburne Avenue, Broadstairs, CT10 2DP

**£925 Per Month**



- AVAILABLE IMMEDIATELY
- NEWLY RENOVATED THROUGHOUT
- CENTRAL BROADSTAIRS
- UNFURNISHED LONG TERM LET
- CLOSE TO TOWN CENTRE AND BEACHES

- 1 BEDROOM 1ST FLOOR FLAT WITH BALCONY
- KITCHEN / DINER
- EPC - TBC / COUNCIL TAX A
- CLOSE TO MAINLINE STATION DIRECT TO LONDON
- BALCONY





NEWLY RENOVATED 1 BEDROOM 1ST FLOOR APARTMENT WITH BALCONY~ CENTRAL BROADSTAIRS.

TMS ESTATE AGENTS are delighted to offer to the market this spacious 1 bedroom, first floor flat. Recently renovated throughout the apartment enjoys a brand new kitchen / diner with access to a balcony, an electric oven and hob and ample space for a table, 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 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.

The council tax band is A / Deposit = 5 weeks rent £1067.30 / Holding deposit £213.46 / EPC – C  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,750 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £33,300 PER ANNUM TO MEET AFFORDABILITY

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

COMMUNAL ENTRANCE HALL

APARTMENT

LOUNGE 13'10" x 8'6" (4.23 x 2.61)  
Double glazed window, laminate floor, electric storage heater.

BEDROOM 9'11" x 8'4" (3.03 x 2.56)  
Double glazed window, laminate floor, electric storage heater.

INNER HALL  
Laminate floor.

KITCHEN / DINER 10'9" x 9'7" (3.28 x 2.94)  
Double glazed Patio doors to balcony, double glazed window, range of wall drawer and base units, electric oven, hob and extractor over, space for washing machine, laminate floor, electric storage heater, storage cupboard

BALCONY  
Access from the kitchen.

BATHROOM 7'7" x 4'9" (2.33 x 1.45)  
Panelled bath with shower over, low flush W.C, vanity wash hand basin, heated towel rail, laminate floor, extractor, mirror.

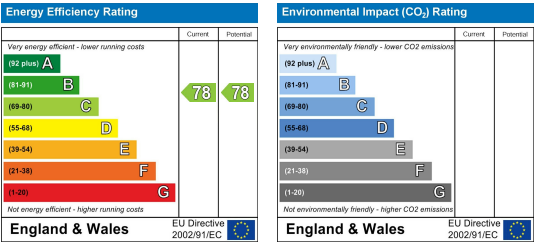
EXTERNAL

COMMUNAL GARDEN

Area Map



Energy Efficiency Graph



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Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ

t 01843 866055 e [info@tmsestateagents.com](mailto:info@tmsestateagents.com) [www.tmsestateagents.com](http://www.tmsestateagents.com)