



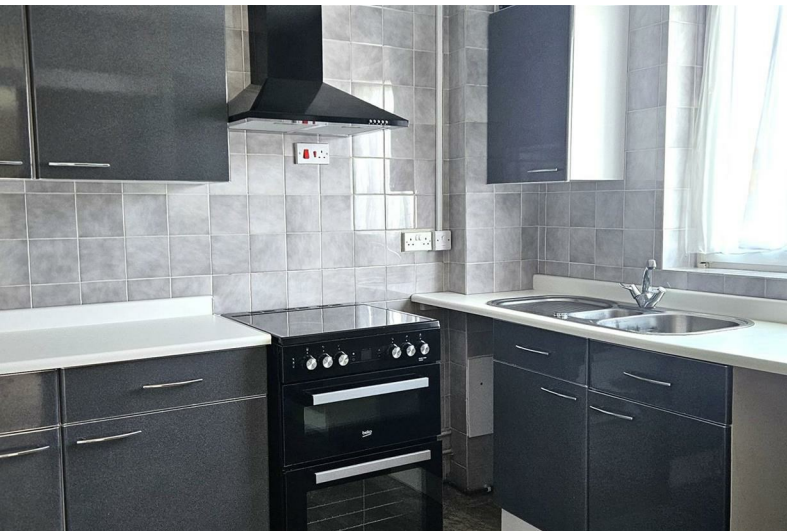
# TMS

ESTATE AGENTS



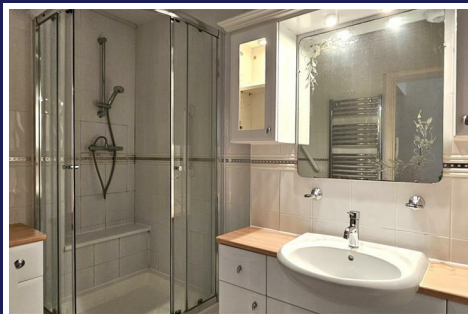
April Rise Alfred Road, Birchington, CT7 9NL

**£1,100 Per Month**





- 2 BEDROOM APARTMENT WITH SIDE SEA VIEWS FROM THE PRIVATE BALCONY
- AVAILABLE IMMEDIATELY
- EPC - D / COUNCIL TAX - C
- REDECORATED AND NEW CARPETS THROUGHOUT
- ACCESS TO BIRCHINGTON MAINLINE STATION AND SHOPS
- SOUGHT AFTER LOCATION IN BIRCHINGTON
- LIFT ACCESS TO ALL FLOORS
- UNFURNISHED / LONG TERM LET
- SEAFRONT LOCATION



## 2 BEDROOM 1ST FLOOR APARTMENT ~ SEAFRONT LOCATION ~ SOUGHT AFTER BIRCHINGTON LOCATION ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to offer to the market this spacious 2 double bedroom apartment on the first floor of this sought after development on the sea front in Birchington. Currently undergoing full redecoration and new carpets throughout this property will not be around for long !

Entering the well maintained communal hall you will find a lift to all floors and entry phone access.

At almost 20' the lounge is bright and spacious and offers direct access to a private balcony with side sea views where you can enjoy stunning sunrises.

The kitchen offers a modern range of units, sea views, an electric cooker and 1 & a half bowl sink with mixer taps, there is space for a fridge freezer & washing machine.

Both bedrooms are generous size doubles and have sea views and the famous 'Turner sunsets' , there is a well presented shower room with a corner shower, storage and display unit with lighting.

The property benefits from double glazing and electric heating and there is ample parking to the surrounding streets with no permits needed.

Perfect for anyone wanting life by the sea but with direct, fast trains to London just a short distance away at Birchington mainline station which is at the end of the High Street.

Offered as a long term let and unfurnished April Rise is a lovely home would suit a retired or professional couple, unfortunately under the terms of the lease pets are not permitted.

Council Tax band C / EPC - D / The deposit is 5 weeks rent £1269.23 / holding deposit £253.84  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now to arrange your accompanied viewing

COMMUNAL ENTRANCE  
Stairs & Lift to all floors

APARTMENT

ENTRANCE HALL

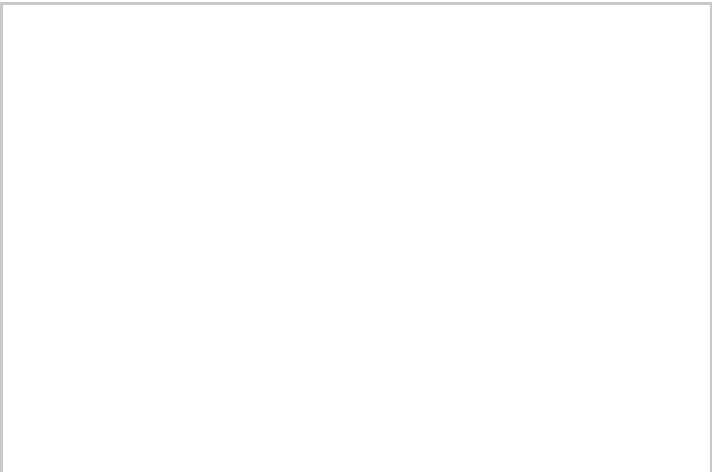
LOUNGE  
19'5" x 13'1" (5.92 x 4.01)

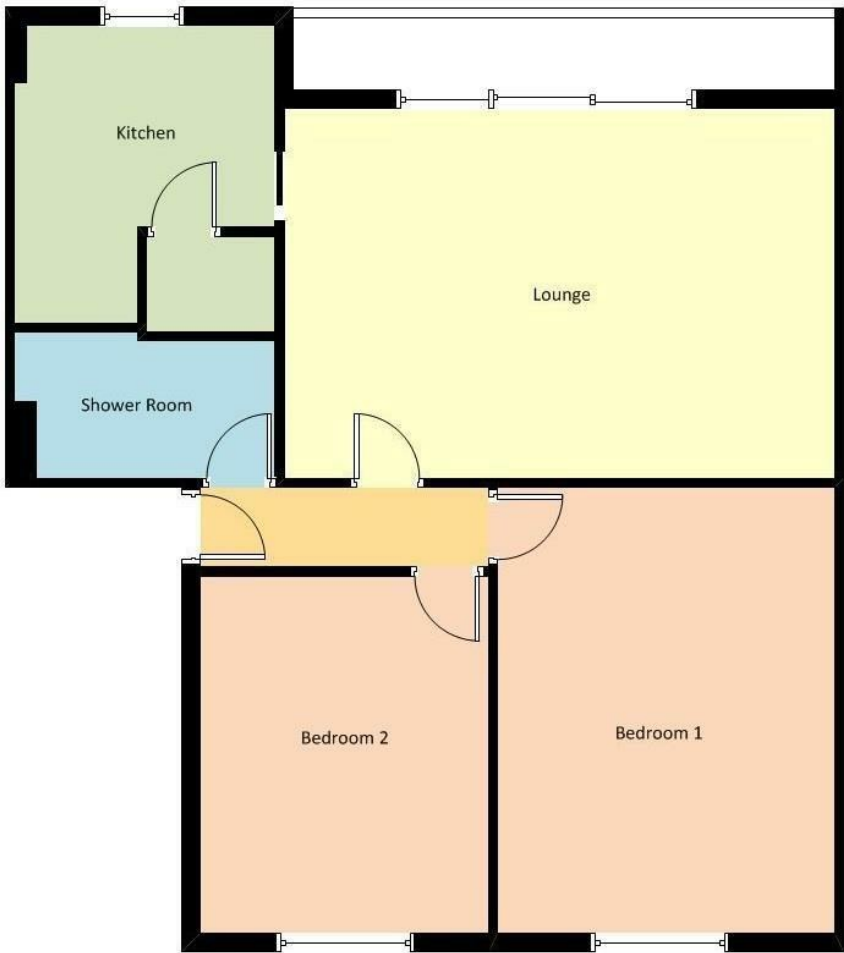
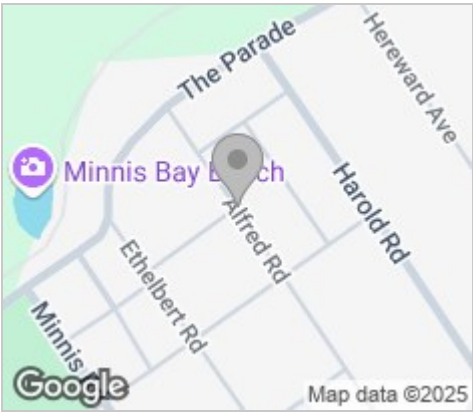
KITCHEN  
10'6" x 9'0" (3.22 x 2.75)

BEDROOM  
15'8"x 11'10" (4.78mx 3.63)

BEDROOM  
12'9" x 10'3" (3.90 x 3.13)

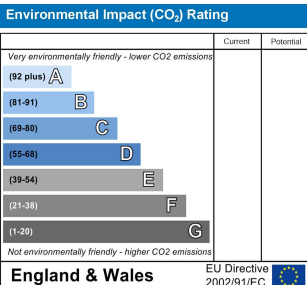
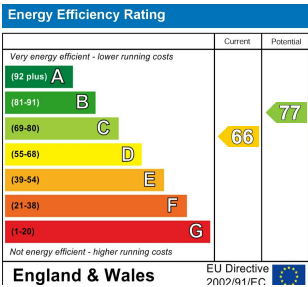
SHOWER ROOM





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.