



TMS

ESTATE AGENTS



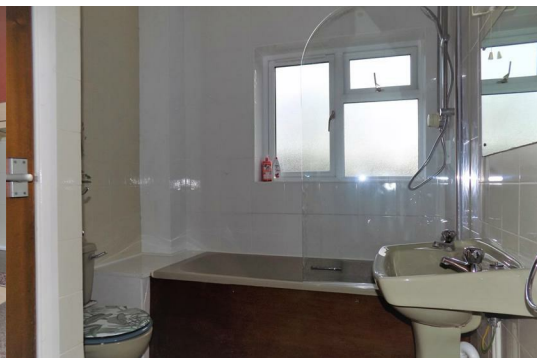
3 Rowan Court St Peters Park Road, Broadstairs, CT10 2AZ

£1,050 Per Month



- HEART OF BROADSTAIRS AVAILABLE JULY 2025
- IDEAL PROFESSIONAL COUPLE
- IDEAL FOR WORKING FROM HOME
- UNFURNISHED / LONG TERM LET
- NOT SUITABLE FOR SMALL CHILDREN

- 2 BEDROOM APARTMENT WITH PARKING
- PERFECT FOR COMMUTING TO LONDON
- EPC - C / COUNCIL TAX - B
- SORRY PETS NOT PERMITTED



TMS Estate Agents are delighted to offer this rarely available 3rd floor purpose built two bedroom apartment in Broadstairs, the building has the benefit of a lift.

Perfectly situated for easy access to Broadstairs Mainline Station offering fast links to Central London making it ideal for a professional couple looking to commute. Its also an easy walk to through the High Street with its mix of shops, cafes and restaurants to Viking Bay and the heart of the town centre.

The property offers very spacious accommodation including two double bedrooms, lounge with sunny balcony, fitted kitchen with oven and hob and the bathroom enjoys a shower over the bath. Other benefits include double glazing and gas central heating.

Externally there are communal gardens and most importantly 1 unallocated parking space.

Perfect for working professionals who may extra office space to work from home or a family with 1 older child, this apartment is NOT suitable for small children.

This is an unfurnished property and the landlord would like a long term let, unfortunately under the terms of the lease pets are not permitted

The council tax band is B, the deposit is 5 weeks rent and the EPC - C
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £31,500 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £37,800 PA TO MEET AFFORDABILITY

Call TMS ESTATE AGENTS today on 01843 866055 to book your accompanied viewing.

Entrance

Secure entry phone system, lift and stairs to all floors, door to parking area.

Apartment

Entrance Hall

Entry phone system, built in cloaks cupboard

Lounge (Reception) 17'7" x 16'11"
(5.38m x 5.18m)

17'8 x 17'(5.38m x 5.18m) Double glazed patio doors to balcony to front, radiator.

Kitchen 9'10" x 8'5" (3.00m x 2.57m)
9'10 x 8'5(3.00m x 2.57m) Double glazed window to rear, fitted with a range of matching base and wall units, single drainer 1/1/2 bowl stainless steel sink unit inset to worksurface, 4 ringed gas hob with electric oven under and extractor over, space and plumbing for washing machine, space for fridge, tiling to splashback, tiled flooring, wall mounted boiler supplying domestic hot water and central heating.

Bathroom

Double glazed window to rear, suite comprising panelled bath with shower over and shower screen, pedestal wash hand basin, low level wc, linen cupboard, tiling to walls and floor, radiator.

Bedroom one 11'5" x 9'10" (3.48m x 3.00m)

11'5 x 9'10(3.48m x 3.00m) Double glazed window to front, fitted wardrobe and radiator.

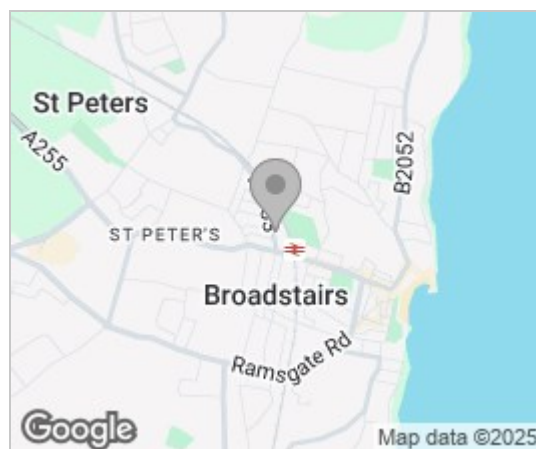
Bedroom two 11'6" x 9'8" (3.51m x 2.95m)

11'6 x 9'8(3.51m x 2.95m) Double glazed window to rear and radiator.

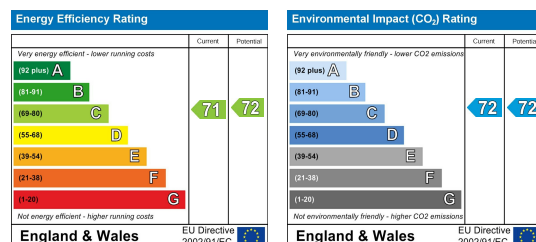
External

Communal gardens, unallocated parking for 1 car to the rear, Dustbin area

Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.