



TMS

ESTATE AGENTS

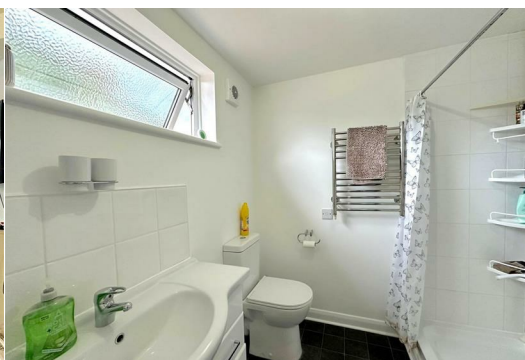


Gresham Avenue, Westbrook, CT9 5EH

£975 Per Month



- SELF CONTAINED ANNEX
- SOUGHT AFTER WESTBROOK AVENUE
- UNFURNISHED / LONG TERM LET
- AMPLE UNRESTRICTED STREET PARKING
- AVAILABLE NOVEMBER 2025 / IDEAL SINLE PERSON
- THE LANDLORD WILL PAY COUNCIL TAX / GAS / ELECTRIC / WATER & SEWAGE
- CLOSE TO WESTBROOK BAY
- EPC -D
- CLOSE TO MARGATE MAINLINE STATION
- UNFORTUNATELY PETS CANNOT BE CONSIDERED



RARELY AVAILABLE & BEAUTIFULLY PRESENTED 1 BEDROOM ANNEX ~ CLOSE TO THE SEA ~ LANDLORD WILL PAY COUNCIL TAX, GAS, ELECTRIC, WATER & SEWAGE

TMS ESTATE AGENTS are please to offer to the market this lovely 1 bedroom self contained annex situated on a highly sought after Avenue close to Westbrook Bay.

The Annex is accessed via its own entrance direct to the spacious lounge with feature fireplace, the open plan kitchen benefits from an integrated electric oven, hob and extractor, a washing machine and fridge freezer. There is a generous sized double bedroom and shower room.

The property also enjoys double glazing and a mix of central heating and electric heating.

Ideal for a single person only.

Offered unfurnished and for a long term let.

Unfortunately pets cannot be considered.

EPC Rating D / 5 weeks deposit £1125.00 / Holding deposit £225.00 / Council Tax F (the landlord will pay the council tax, gas, electric, water & Sewerage)

<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,250 PER ANNUM for affordability.

Call TMS Estate Agents to book your viewing today.

APARTMENT

LOUNGE 25'7" x 11'0" (7.80 x 3.36)

Double glazed French Doors, carpet, electric heater, feature fireplace.

KITCHEN AREA 7'8" x 7'2" (2.36 x 2.20)

Range of wall, drawer and base units, inset electric oven and hob, extractor fan, washing machine, fridge freezer,

BEDROOM 16'0" x 10'9" (4.9 x 3.30)

Double glazed window, carpet, radiator.

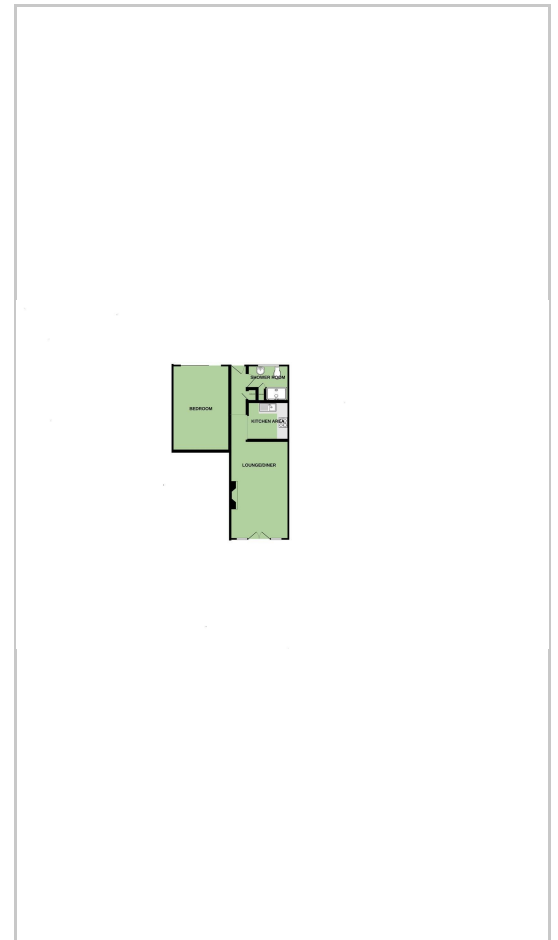
SHOWER ROOM

Frosted double glazed window, double shower cubicle, vanity wash hand basin, low flush W.C, heated towel rail, vinyl floor.

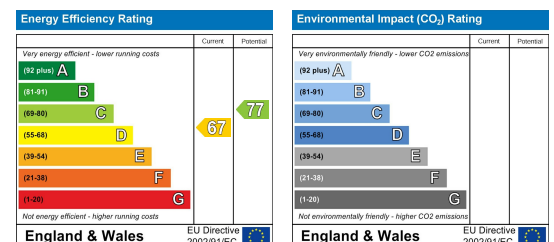
Area Map



Floor Plans



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

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