



TMS

ESTATE AGENTS



4 Rowan Court St. Peters Park Road, CT10 2AZ

£1,100 Per Month



- 2 BEDROOM GROUND FLOOR FLAT
- SHOWER ROOM
- BALCONY

- CLOSE TO TOWN CENTRE AND BEACHES
- FITTED WARDROBES

- CLOSE TO TRAIN STATION
- COMMUNAL GARDEN
- LOCATED IN THE BEAUTIFUL TOWN OF BROADSTAIRS
- 1 UNALLOCATED PARKING SPACE
- LONG TERM LET



BEAUTIFUL 2 BED GROUND FLOOR FLAT ~ BALCONY & PARKING ~ AVAILABLE DECEMBER 2025 ~ CENTRAL BROADSTAIRS ~ FULLY REDECORATED

TMS ESTATE AGENTS are pleased to be offering this beautifully presented, two double bedroom ground floor, apartment in the heart of Broadstairs.

Accommodation consists of; Entrance hall with store cupboard, living room with double glazed patio doors leading to balcony. A fully fitted kitchen complete with double electric oven & electric hob with extractor over, there is also a fridge freezer, dishwasher and washing machine which can be gifted with the tenancy.

The first bedroom has a fitted wardrobe and dual aspect double glazed windows, the second bedroom also contains a fitted wardrobe. The shower room boasts a lovely corner shower and airing cupboard.

Rowan Court is located within a short walking distance of the sea front and town centre amenities including Broadstairs train station with fast links direct to London making this perfect for anyone who needs to commute, it is also ideally placed for easy access to the QEQM via the Loop bus service.

Other benefits include double glazing, gas central heating and one unallocated parking space to the rear. The property is currently being fully redecorated and will be available mid-December.

The apartment is not suitable for small children and would best suit a professional tenant or retired couple. Unfortunately pets are not allowed under the terms of the lease.

Council Tax band B / EPC - C / holding deposit £253.84 / 5 WEEKS DEPOSIT £1269.23

<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. IF A GUARANTOR IS REQUIRED FOR REFERENCING, THEY WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,600.

Call TMS ESTATE AGENTS today to book your accompanied viewing,

COMMUNAL AREA

Post boxes, secure storage unit outside front door.

Entrance Hall

Hard wood door, fitted carpet, mirror, coat hook, large storage cupboard.

Lounge 16'10" x 12'8" (5.14 x 3.88)

Double glazed patio door to balcony with vertical blinds, fitted carpet, entry phone system, mirror, 2x radiators.

Kitchen

Integrated electric double oven at eyelevel, electric hob with extractor over, fridge freezer, dishwasher, washing machine, range of wall drawer and base units with roll top work surfaces, vinyl flooring.

Bedroom 1 12'8" x 9'10" (3.87 x 3.02)

Dual aspect double glazed windows with curtains and nets, fitted carpet, fitted wardrobes with sliding doors, mirror, corner unit, wall lights, radiator.

Bedroom 2 12'2" x 9'3" (3.72 x 2.84)

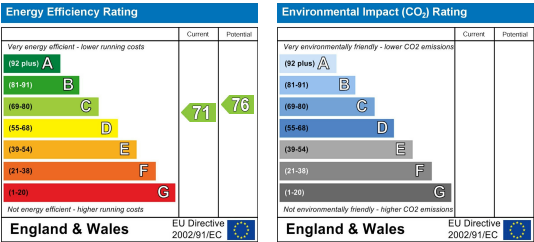
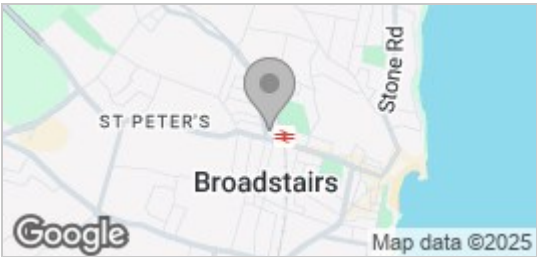
Double glazed window to rear, fitted carpet, curtains, lampshade, fitted wardrobe with sliding door, mirror, radiator.

Shower Room

Fitted tiled corner shower, vinyl floor, low level toilet, pedestal wash hand basin, mirror, airing cupboard, towel rail, radiator.

EXTERNAL

Communal garden and 1 unallocated parking space to rear



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.