

# TMS

## ESTATE AGENTS



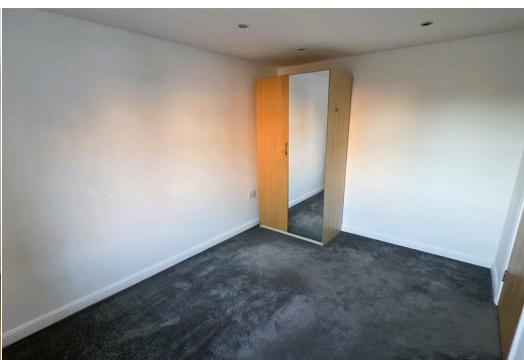
**12 Nelson Villas, Quex Road, Westgate-On-Sea, CT8 8BN**

**£900 per month**



- SPACIOUS 1 BEDROOM APARTMENT
- UNFURNISHED
- CLOSE TO MAINLINE STATION
- CLOSE TO WESTGATE-ON-SEA
- AVAILABLE IMMEDIATELY

- EPC - C / COUNCIL TAX - A
- IDEAL PROFESSIONAL TENANTS
- CLOSE TO AMENITIES
- LONG TERM LET



## SPACIOUS 1 BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to offer to the market this spacious and beautifully presented 1 bedroom apartment.

Situated just a short distance to Westgate-on-Sea town centre where you will find many local shops, restaurants and bars. The Mainline Station offers high speed links direct to London St Pancras making this the ideal home for someone looking to escape the hustle and bustle of London but who may need to commute every so often.

Just a short walk away will find you at the beautiful and peaceful Westgate Bay or Minnis Bay with their cafes and restaurants where you can while away a sunny summers evening watching the sun go down

The apartment boasts a stylish modern high gloss fully fitted kitchen with integrated white goods, cleverly open planned to the lounge, there is a double bedroom with a wardrobe. The contemporary bathroom has a shower over the bath, W.C and wash basin.

Externally there is allocated parking to the rear.

The property is offered as a long term let and is perfect for a professional tenant who may want to work from home. Under the terms of the lease, unfortunately pets are not permitted.

Council tax band - A / EPC - C / DEPOSIT 5 weeks rent £1038.45 / holding deposit £207.69

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £32,400.

Available Immediately, Call TMS ESTATE AGENTS today to book your accompanied viewing.

## EXTERIOR

HALLWAY 16'10" x 4'1" (5.132 x 1.267)

LOUNGE 16'1" x 14'10" (4.912 x 4.524)

KITCHEN 8'11" x 8'1" (2.719 x 2.489)

Includes Integrated Fridge, Integrated Freezer, Integrated Dishwasher, Oven And Hob

BATHROOM 6'2" x 6'8" (1.894 x 2.057)

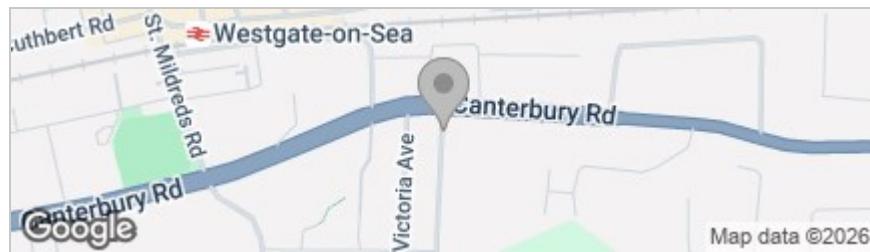
Includes W.C, Wash Basin, Bath With Shower Over

BEDROOM 11'10" x 8'11" (3.625 x 2.728)

Includes Wooden Wardrobe



## Area Map



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.

## Energy Efficiency Graph

