



# TMS

## ESTATE AGENTS



### Callis Court Road, Broadstairs, CT10 3AE

**£950 Per Month**



- 2 BED SPLIT LEVEL APARTMENT
- OFF STREET PARKING 1 CAR
- SORRY NO PETS
- SMALL COURTYARD GARDEN
- INTEGRATED APPLIANCES

- AVAILABLE DECEMBER 2025
- UNFURNISHED
- EN SUITE
- CLOSE TO MAINLINE STATION & TOWN CENTRE
- COUNCIL TAX BAND B



# AVAILABLE DECEMBER 2025 ~ SPLIT LEVEL APARTMENT ~ PRIVATE COURTYARD GARDEN ~ PARKING ~ UNFURNISHED

This spacious duplex apartment is situated in Callis Court Road Broadstairs and is set over the ground and first floor of this lovely Victorian building,

The apartment offers two double bedrooms, the main bedroom to the first floor enjoys an en suite bathroom and the bedroom to the ground floor opens up to the small courtyard space and benefits from a Jack & Jill style shower room. There is a spacious lounge with a box bay window overlooking the front. The kitchen is fully fitted with integrated appliances.

Callis Court Road is situated within easy access to Broadstairs town centre with a variety of shops, charming cafes, restaurants and bars and award winning sandy beaches.

Close by is Broadstairs mainline station where you can pick up a fast link direct to London St Pancras via Ashford making it great for commuting.

This fabulous property is offered for a long term let and is unfurnished ~ it would be perfect for a professional couple or 2 sharers.

Externally there is one parking space and a small private courtyard garden.

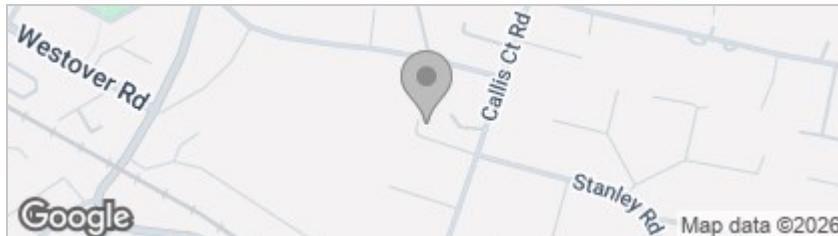
The landlord does not allow smoking and pets are not allowed under the terms of the lease.

Council tax band B / EPC - D / DEPOSIT 5 weeks rent £1096.15 / holding deposit £219.23  
<https://checker.ofcom.org/> for broadband and phone coverage.

**APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £28,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,200**

Call TMS ESTATE AGENTS today to book your accompanied viewing.

## 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.

## Entrance Hall

Stairs to first floor, tiled floor, entry phone system, alarm.

## Lounge 18'0" x 12'4" (5.51 x 3.76)

Box Bay window to front, fitted carpet, radiator, door to inner lobby with access to Jack and Jill bathroom.

## Kitchen 9'3" x 4'11" (2.82 x 1.52)

Double glazed window to front, range of wall and base units with integrated fridge freezer, washing machine and dish washer, electric oven and gas hob.

## Inner Lobby

access to lounge and shower room, ideal for storage.

## Bedroom 1 14'4" x 11'5" (4.37 x 3.48)

Double glazed French doors to courtyard garden with blinds and curtains, Fitted wardrobe storage, fitted carpet, radiator, access to Jack and Jill shower room ( ensuite).

## Ensuite Jack & Jill Shower Room

Shower cubicle with electric shower, pedestal wash hand basin, low flush wc, wood flooring, radiator.

## Bedroom 2 16'4" x 10'0" (5.00 x 3.05)

Double glazed window to rear, fitted carpet, radiator.

## En Suite Bathroom

Panelled bath, pedestal wash hand basin, low flush wc, radiator.

## Garden

Courtyard garden to the rear and 1 parking space to the front of the building.

## Energy Efficiency Graph

