



TMS

ESTATE AGENTS



Queens Road, Broadstairs, CT10 1NU

£895.00 pcm



- AVAILABLE END APRIL 2026
- LONG TERM LET / UNFURNISHED
- CLOSE TO VIKING BAY & COASTAL WALKS
- CLOSE TO MAINLINE STATION
- EPC - C

- 1 BEDROOM 1ST FLOOR FLAT
- HEART OF BROADSTAIRS TOWN
- EXCELLENT TRANSPORT LINKS
- BALCONY
- COUNCIL TAX - A



TMS ESTATE AGENTS are delighted to offer to the market this spacious 1 bedroom 1st floor flat with a balcony located in the heart of Broadstairs town, just a stones throw from the vibrant high street with is many traditional shops, bars and restaurants.

Well presented through out and offering a modern kitchen, lounge, bathroom with shower over the bath, and a double bedroom with access to the balcony, this is a great apartment for a professional tenant. There are white goods which can be included and gifted within the tenancy. If you need to commute you will find Broadstairs Mainline Station just a 5 minute walk away, offering fast links to London.

Broadstairs has long been a popular seaside town steeped in history dating back to the 17th century fishermen's cottages and Bleak House where Charles Dickens penned many novels including the classic David Copperfield. Broadstairs enjoys annual festivals including the Blues Festival, Dickens Festival, Folk Week and the popular food festivals.

There are miles of beautiful sandy coastlines and cliff tops for walks, at the bottom of the high street you will find the ever popular award winning Blue Flag beach Viking Bay where you can watch the sun come up over the horizon.

The apartment is offered on a long term basis and is unfurnished.

Council Tax band - C / EPC - C / Deposit £980.75 / Holding Deposit £196.15

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £25,500 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £30,600 PER ANNUM TO MEET AFFORDABILITY.

Call us today to book your accompanied viewing, we are available 7 days a week.

COMMUNAL ENTRANCE

APARTMENT

Entrance Hall

Lounge 17'6" x 10'5" (5.35 x 3.18)

Double glazed box bay window to front, feature fire surround, carpet, radiator.

Kitchen 13'2" x 7'8" (4.02 x 2.34)

Double glazed window to rear with distant sea view,

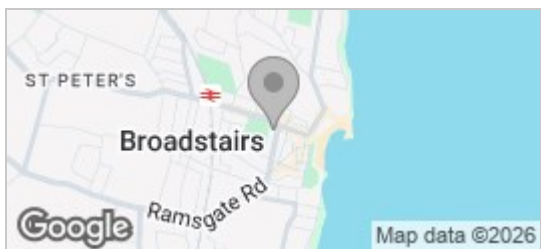
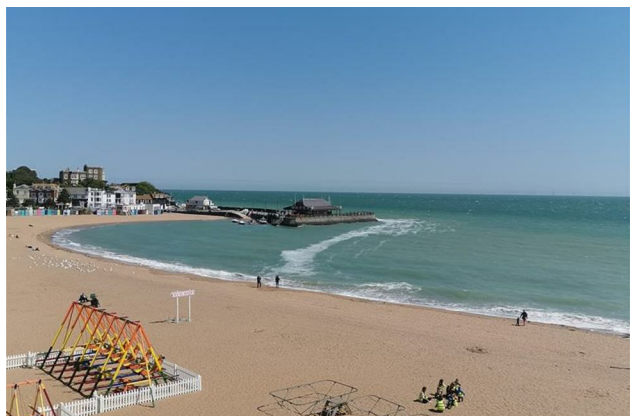
range of modern wall, drawer and base units with roll top work surfaces, single drainer stainless steel sink and mixer taps, inset electric hob, oven and extractor over, radiator, vinyl floor.

Bedroom 14'11" x 8'6" (4.56 x 2.60)

Glazed French Doors to balcony, carpet, radiator.

Bathroom 9'0" x 5'8" (2.75 x 1.75)

Modern fully tiled bathroom with paneled bath, shower over and shower screen, low flush W.C, wash hand basin, tiled floor, heated towel rail.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

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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