TMS ESTATE AGENTS



South Court, 62 Swinburne Avenue, Broadstairs, CT10 2DP

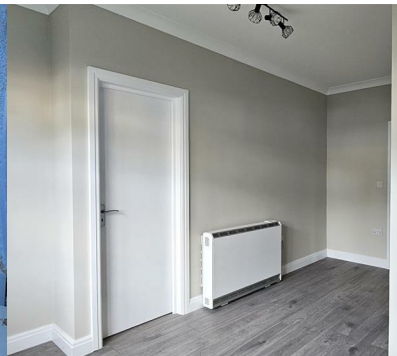
£875 Per Month

0 1 1 C

- AVAILABLE JANUARY 2027
- WELL PRESENTED
- CENTRAL BROADSTAIRS
- UNFURNISHED
- CLOSE TO TOWN CENTRE AND BEACHES
- GROUND FLOOR STUDIO FLAT WITH PARKING
- KITCHEN / LIVING AREA
- EPC - C / COUNCIL TAX - A
- CLOSE TO MAINLINE STATION DIRECT TO LONDON
- GARDEN







AVAILABLE MID-JANUARY 2027 ~ STUDIO APARTMENT ~ GROUND FLOOR WITH ALLOCATED PARKING.

TMS ESTATE AGENTS are delighted to offer to the market this beautiful studio, ground floor flat. The apartment enjoys a modern kitchen and there is a separate bedroom which doubles as living space, private garden and one allocated parking space for a car within the grounds, there is ample unrestricted parking on the street as well.

Swinburne Avenue is situated close to Broadstairs Town Centre, the Kentish gem which was Charles Dickens's favourite resort. Broadstairs retains its Victorian charm but mixes it up with modern restaurants, independent shops, cafes and wine bars and restaurants. The mainline station is just a short walk and offers fast links direct to London, there is also the Loop bus service means easy access to Westwood Cross and the QEQM hospital. Just a short walk away you will find the stunning sandy beaches of Viking Bay & Louisa Bay where you can enjoy stunning sunrises combined with early morning coffee on the beach.

The property benefits from it's own entrance into the kitchen area.

Swinburne Avenue is available in mid-January 2027 and offered unfurnished. Unfortunately pets are not permitted under the terms of the lease.

Council Tax Band = A / Deposit = 5 Weeks Rent £1009.60 / Holding Deposit = £201.92 / EPC = C
https://checker.ofcom.org/ for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £26,250 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £31,500 PER ANNUM TO MEET AFFORDABILITY.

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



EXTERNAL

COMMUNAL ENTRANCE HALL

ENTRANCE HALL
Laminate floor, large walk in storage cupboard

OPEN PLAN LIVING 13'3" x 7'6" (4.04 x 2.29)
Double glazed door to side access and private garden, rang of wall & base units, inset electric oven, hob & extractor, laminate floor, electric heater.

BEDROOM 15'8" x 10'11"narrowing to 6'0" (4.80 x 3.34narrowing to 1.83)
Double glazed window, laminate floor, electric storage heater.

SHOWER ROOM
Shower cubicle, low flush W.C and wash hand basin

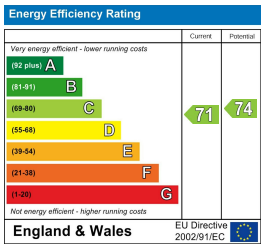
PRIVATE GARDEN
Laid to lawn

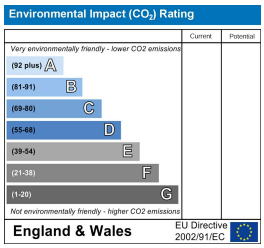
ALLOCATED PARKING
1 space to the front of the building.

Area Map



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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