TMS ESTATE AGENTS



April Rise Alfred Road, Birchington, CT7 9NL

£1,095 Per Month

2 | 1 | 1 | E

- 2 BEDROOM APARTMENT WITH SEA VIEWS
- SOUGHT AFTER LOCATION IN BIRCHINGTON
- REDECORATED THROUGHOUT
- UNFURNISHED / LONG TERM LET
- LIFT ACCESS TO ALL FLOORS
- PRIVATE BALCONY
- SEAFRONT LOCATION
- NEW CARPETS & COOKER
- EPC - E / COUNCIL TAX - C







2 BEDROOM 1ST FLOOR APARTMENT ~ SEAFRONT LOCATION ~ SOUGHT AFTER BIRCHINGTON LOCATION ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to offer to the market this recently redecorated and recarpeted 2 double bedroom apartment on the first floor of this sought after development on the sea front in Birchington.

Entering the well maintained communal hall you will find a lift to all floors and entry phone access.

At almost 20' the lounge is bright and spacious and offers direct access to a private balcony with sea views where you can enjoy stunning sunsets.

The kitchen offers a modern range of units, sea views, an electric cooker & hob and space for a fridge freezer & washing machine.

Both bedrooms are generous size doubles and have sea views to enjoy the famous 'Turner sunsets' , there is a well presented bathroom with shower over the bath.

The property benefits from double glazing and electric heating and there is ample parking to the surrounding streets with no permits needed.

Perfect for anyone wanting life by the sea but with direct, fast trains to London just a short distance away at Birchington mainline station at the end of the High Street commuting is easy.

Offered as a long term let and unfurnished April Rise is a lovely home by the sea.

Council Tax band C / EPC - E / The deposit is 5 weeks rent £1263.45 / holding deposit £252.69
For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £32,850 PER ANNUM FOR AFFORDABILITY FOR THIS RENT. IF A GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £39,420 FOR AFFORDABILITY.

Call TMS Estate Agents now to book your viewing.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE 19'2" x 13'0" (5.85 x 3.98)

KITCHEN 9'11" x 9'4" (3.03 x 2.85)

BEDROOM 15'10" x 12'0" (4.83 x 3.66)

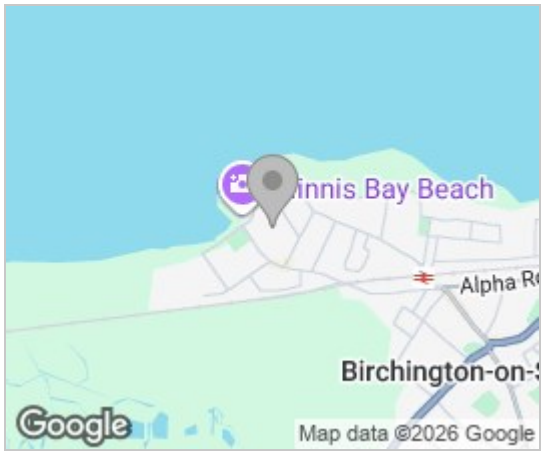
BEDROOM 12'11" x 10'0" (3.96 x 3.05)

BATHROOM 9'4" x 5'10" (2.85 x 1.80)

AGENTS NOTE

Please note that some of the marketing photographs have been enhanced using AI-assisted editing to improve image quality and presentation, while remaining a fair representation of the property.

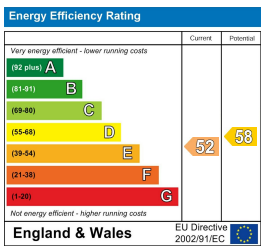
Area Map

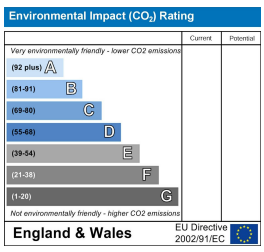


Floor Plans



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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