



# TMS

## ESTATE AGENTS



### 52 St. Mildreds Road, Westgate-On-Sea, CT8 8RF

**£1,000 Per Month**



- 3 BEDROOM, 1ST FLOOR FLAT
- CLOSE TO LOCAL SHOPS
- UNFURNISHED
- COUNCIL TAX - A
- AVAILABLE IMMEDIATELY

- HEART OF WESTGATE
- CLOSE TO MAINLINE STATION
- LONG TERM LET
- EPC - TBC
- CLOSE TO SANDY BEACHES



LARGE 3 BEDROOM, 1ST FLOOR FLAT IN THE HEART OF  
WESTGATE ~ AVAILABLE IMMEDIATELY ~ CLOSE TO  
BEACHES AND TOWN CENTRE

TMS ESTATE AGENTS are delighted to offer to the market this spacious 3 bedroom 1st floor flat in the heart of Westgate. Situated on the first floor the apartment is spacious and offers a lounge, 2 double bedrooms, a single bedroom, kitchen and bathroom.

Close by you will find the town of Westgate On Sea with its independent shops, restaurants and bars. The mainline station is a stones throw away and offers direct links into London.

Westgate Bay Avenue is just a short walk to the beautiful Kentish coastline and promenade where you will find the beautiful sandy beaches of both Westgate Bay and St Mildreds Bay.

Ideal for working professional tenants with space to work from home or a small family, the property is offered on a long term basis and is unfurnished, 1 small pet may be considered.

Council tax band A / EPC - TBC / DEPOSIT 5 weeks rent £1153.84 / holding deposit £230.76

For broadband speeds and phone coverage, please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000.

Call TMS ESTATE AGENTS today to book your viewing.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Stairs to apartment

APARTMENT

ENTRANCE HALL 13'4" x 7'2" (4.065 x 2.192)  
Stairs to first floor

FIRST FLOOR

LOUNGE 15'7" x 10'7" (4.759 x 3.232)

BEDROOM 1 12'11" x 11'10" (3.953 x 3.632)

KITCHEN 7'3" x 11'8" (2.222 x 3.568)

BATHROOM 5'7" x 11'10" (1.719 x 3.624)

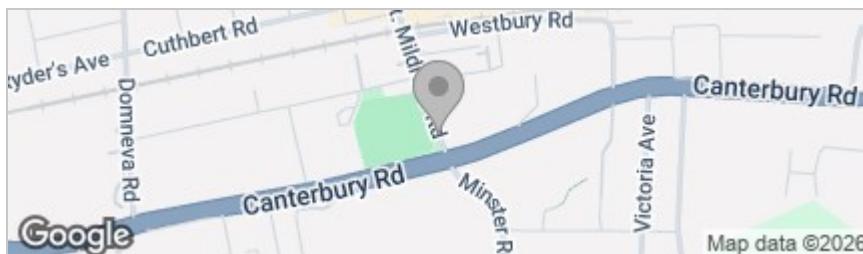
SECOND FLOOR

BEDROOM 2 12'2" x 9'10" (3.731 x 3.017)

BEDROOM 3 15'9" x 10'4" (4.801 x 3.154)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

