



TMS

ESTATE AGENTS



Cedric Road, Westgate on Sea, CT8 8NZ

£995 Per Month



- 2 BEDROOM 2ND FLOOR SPLIT LEVEL FLAT
- CLOSE TO THE TOWN CENTRE
- LONG TERM LET
- 1 SMALL PET WILL BE CONSIDERED
- GUARANTOR REQUIRED

- WESTGATE
- CLOSE TO SANDY BEACHES
- UNFURNISHED
- COUNCIL TAX - A / EPC - E
- AVAILABLE MID JUNE



SPACIOUS 2 BEDROOM 2ND FLOOR SPLIT LEVEL APARTMENT ~ WESTGATE ON SEA ~ LONG TERM LET ~ AVAILABLE MID JUNE 2026

TMS ESTATE AGENTS are delighted to offer to the market this spacious and bright split level flat situated just a stones throw from the beautiful sandy Westgate Bay.

Occupying the top floor of a converted Victorian property with heaps of character, the flat enjoys a spacious hallway with great storage including space for a fridge freezer, a lounge with a sea view, a modern kitchen with freestanding cooker & underfloor heating, 2 double bedrooms and a modern bathroom also with underfloor heating.

This is a long term let and unfurnished, it's perfect for tenants who may need extra office space to work from home, or 2 people sharing. The property will consider 1 small pet.

The property has electric heating, parking is to the street and is not restricted.

Council Tax band A / Deposit = 5 weeks rent £1148.07/ EPC - E / Holding Deposit £229.61

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,850 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. THE LANDLORD HAS REQUESTED A GUARANTOR, THEY WILL NEED A MINIMUM INCOME OF £35,800 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

COMMUNAL HALL

APARTMENT

ENTRANCE HALL

LOUNGE 14'0" x 10'0" (4.29 x 3.05)

KITCHEN 9'6" x 5'6" (2.91 x 1.68)

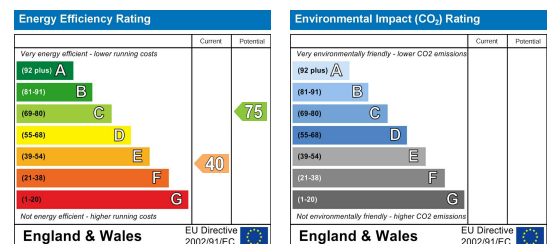
BEDROOM 1 15'7" x 11'0" (4.75 x 3.36)

BEDROOM 2 14'0" x 6'7" (4.29 x 2.03)

BATHROOM



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