



TMS

ESTATE AGENTS



8 Chandos Square, Broadstairs, CT10 1QN

£1,200 Per Month



- AVAILABLE IMMEDIATELY
- UNFURNISHED
- COUNCIL TAX - B
- PERFECT FOR SMALL FAMILIES
- CLOSE TO BROADSTAIRS MAINLINE STATION

- 3 BEDROOM, BASEMENT APARTMENT
- LONG TERM LET
- EPC - E
- SEA FRONT LOCATION
- CLOSE TO TOWN CENTRE



AVAILABLE IMMEDIATELY ~ 3 BEDROOM BASEMENT APARTMENT IN THE HEART OF BROADSTAIRS ~ RECENTLY REDECORATED THROUGHOUT

TMS ESTATE AGENTS are delighted to offer to the market this spacious three bedroom apartment in the heart of Broadstairs.

Available immediately, this apartment offers an open plan lounge and kitchen with electric oven and hob integrated, two double bedrooms and a third, single bedroom. The bathroom which also has a shower over the bath, W.C. and a wash basin. The property has gas central heating.

Broadstairs is a bustling town and the high street is just a stones throw from the apartment as are the beautiful sandy beaches of Viking & Louisa Bay. The town enjoys many local amenities, restaurants, cafes, and bars and the mainline station is situated at the top of the high street and offers regular fast links direct to London.

This is a perfect home for a professional or a small family. The property is unfurnished and a long term let. Unfortunately pets are not permitted under the terms of the lease.

Please note that there is a shed within the garden area and a storage cupboard under the road which are not to be used by the residents as they contain asbestos and this is not to be disturbed.

Council Tax Band - B / Deposit - 5 Weeks Rent £1384.60 / Holding Deposit £276.92 / EPC Rating - E

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED FOR REFERENCING, THEY WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,200.

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

EXTERIOR

ENTRANCE HALL 12'2" x 6'2" (3.710 x 1.881)

Boiler in entrance hall, storage cupboard.

HALLWAY 21'10" x 4'9" (6.658 x 1.469)

BEDROOM 1 12'6" x 12'0" (3.823 x 3.668)

BEDROOM 2 12'9" x 7'5" (3.893 x 2.262)

BEDROOM 3 12'10" x 10'2" (3.924 x 3.117)

LOUNGE / KITCHEN 12'8" x 19'2" (3.862 x 5.848)

LOUNGE: 3.862m x 3.000m

KITCHEN: 2.869m x 3.862m

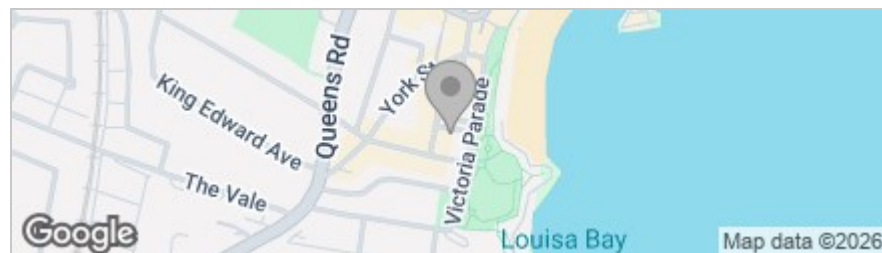
Oven and hob integrated in the kitchen.

BATHROOM 12'8" x 10'5" (3.866 x 3.179)

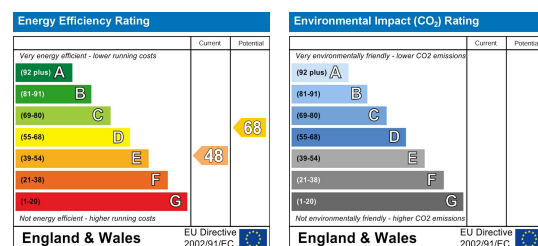
Wash basin, W.C, Bath with a shower over



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

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