



Queens Road

, Broadstairs, CT10 1NU

**Offers In The Region Of £145,000**



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## Queens Road

, Broadstairs, CT10 1NU

CHAIN FREE ~ ONE BEDROOM SPLIT  
LEVEL FALT ~ HEART OF BROADSTAIRS

TMS ESTATE AGENTS are delighted to offer  
to the market this well presented this split  
level flat in a prime Broadstairs location,

Queens Road is perfect for the train station,  
High Street and the sandy beaches all within a  
5 minute walk. You can enjoy the many  
restaurants, bars and cafes along the high  
street and on the Esplanade or take a walk  
along the coastline to Ramsgate, North  
Foreland and even onto Margate.

There are excellent local transport links close  
by covering all of Thanet.

This first floor apartment is split level, you  
enter into the hallway which opens to the  
modern kitchen and a spacious lounge diner.  
From the hallway stairs lead up to the large  
double bedroom and a family bathroom with  
shower over bath.

The property is offered to the market with no  
onward chain and is the perfect first time  
buyer home or anyone looking for a buy to let.  
There is a long lease and we have been  
advised that the ground rent and service  
charge is £950 pa.

We have been advised by the vendor that the  
property has had a new roof. The property can  
also be sold fully furnished.

Ideal for a first time purchase, 2nd home by  
the sea or a rental investment, we would  
expect the property to achieve £850pcm  
which lends itself to a good 7% yield.

Call our office today on 01843 866055 to book  
your viewing.





**COMMUNAL ENTRANCE**

**APARTMENT**

**KITCHEN**  
12'0" x 8'2" (3.66 x 2.5)

**LOUNGE / DINER**  
18'11" x 12'0" (5.78 x 3.66)

**FIRST FLOOR**

**BEDROOM**  
12'0" x 9'8" (3.68 x 2.95)

**BATHROOM**  
8'4" x 7'11" (2.55 x 2.43)

**AGENTS NOTE**

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- CENTRAL BROADSTAIRS
- CHAIN FREE
- SPLIT LEVEL ONE BEDROOM FLAT
- IDEAL INVESTMENT + 7% YIELD
- EPC - E / COUNCIL TAX -A
- PERFECT FOR BEACHES
- CLOSE TO HIGH STREET
- IDEAL FOR FAST TRAIN LINKS TO LONDON

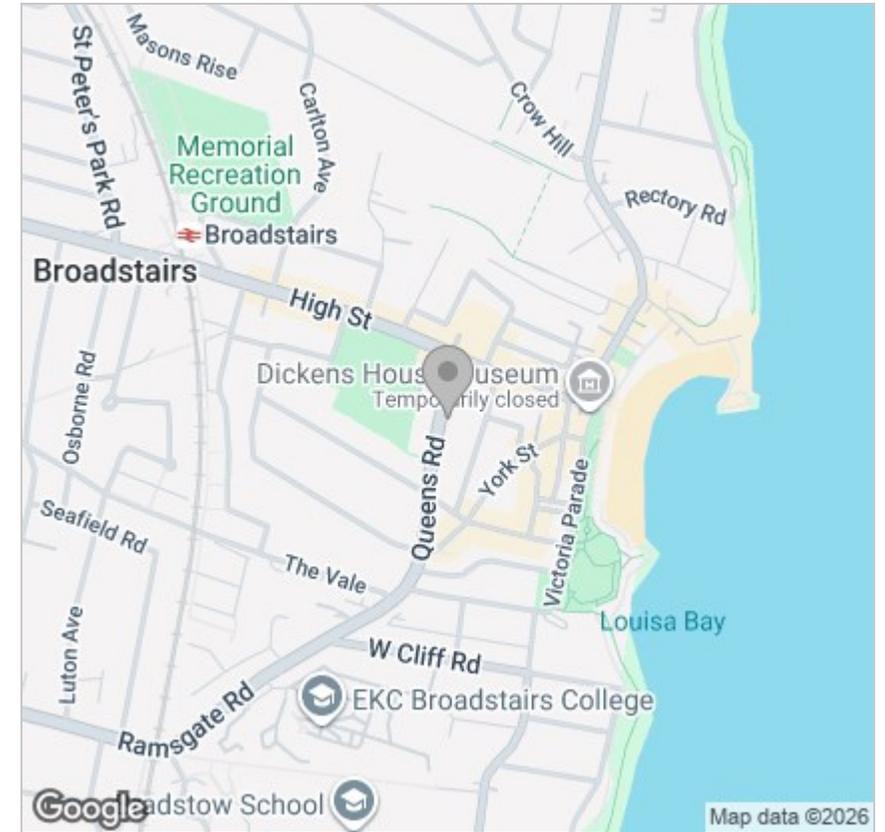
## Floor Plan



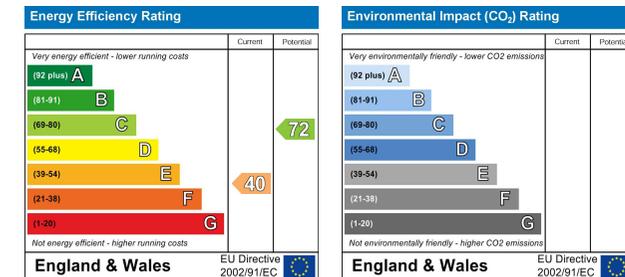
## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

## 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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