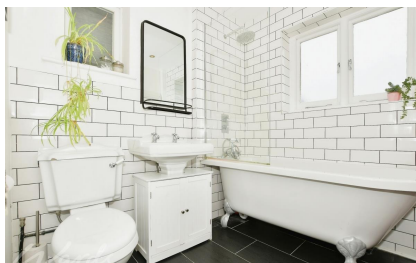**Price**

£1,650 PCM
Fees Apply

Available 14/10/24

Upper Approach Road
Broadstairs CT10

Wards
Helping you move forwards

Main Features

- Super family home
- Over 3 floors
- Close to the mainline station
- Close to the High Street
- Sea views
- Private rear garden

Deposit required is £1,903.85
Thanet District - Council Tax Band Tax Band D

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.wardsofkent.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

Accommodation

Hallway

Cloakroom

Lounge Area 4.12 x 3.81

Kitchen Dining Area 5.59 x 3.41

Family Bathroom

Bedroom 2 4.35 x 2.95

Bedroom 3 3.25 x 3.1
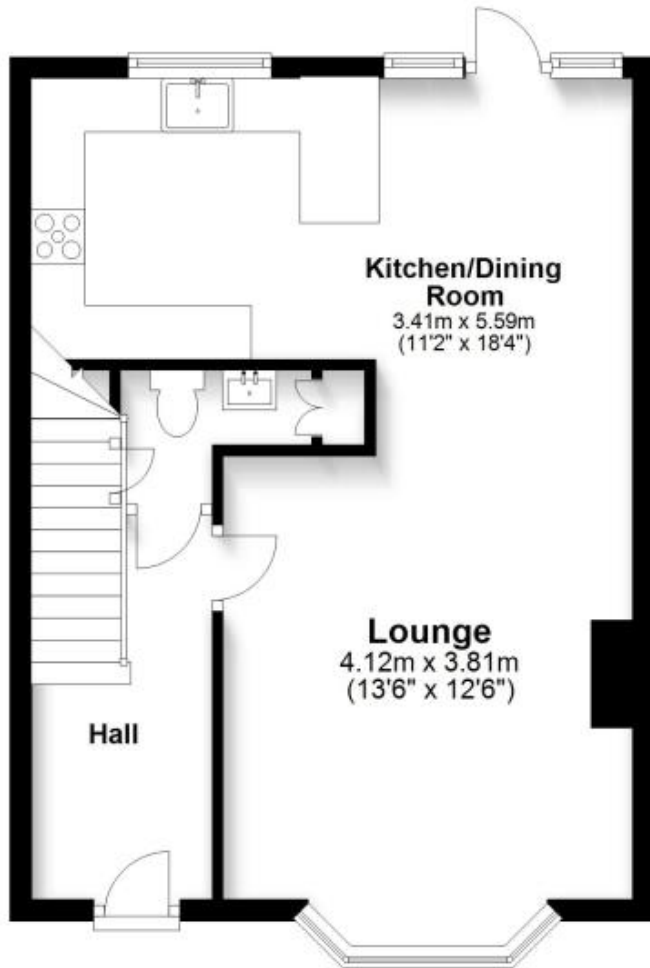
Bedroom 4 2.97 x 2.19

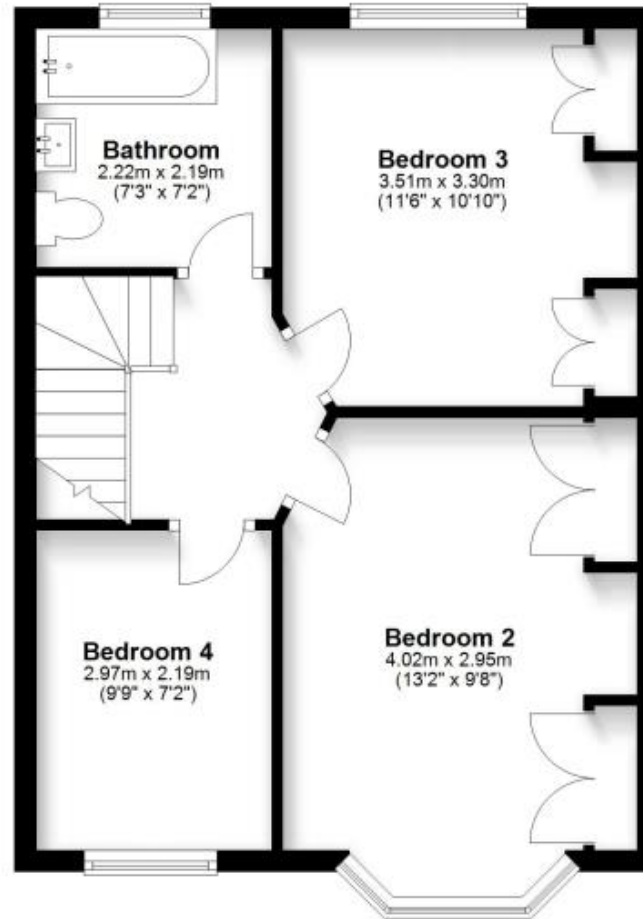**Master Bedroom** 5.29 x 2.77

Ensuite Shower Room

Call Thanet 01843 597600 ■ wardsofkent.co.uk

EPC RATING
CURRENT: D(62)
POTENTIAL: B(83)

The Property Ombudsman

INVESTORS IN PEOPLE
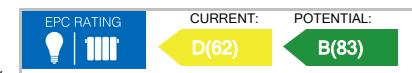
Ground Floor

Approx. 43.0 sq. metres (462.4 sq. feet)

Kitchen/Dining Room
3.41m x 5.59m
(11'2" x 18'4")

Lounge
4.12m x 3.81m
(13'6" x 12'6")

Hall

First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)

Bathroom
2.22m x 2.19m
(7'3" x 7'2")

Bedroom 3
3.51m x 3.30m
(11'6" x 10'10")

Bedroom 4
2.97m x 2.19m
(9'9" x 7'2")

Bedroom 2
4.02m x 2.95m
(13'2" x 9'8")

Second Floor

Approx. 28.4 sq. metres (305.9 sq. feet)

En-suite

Bedroom 1
5.40m x 2.77m
(17'8" x 9'1")
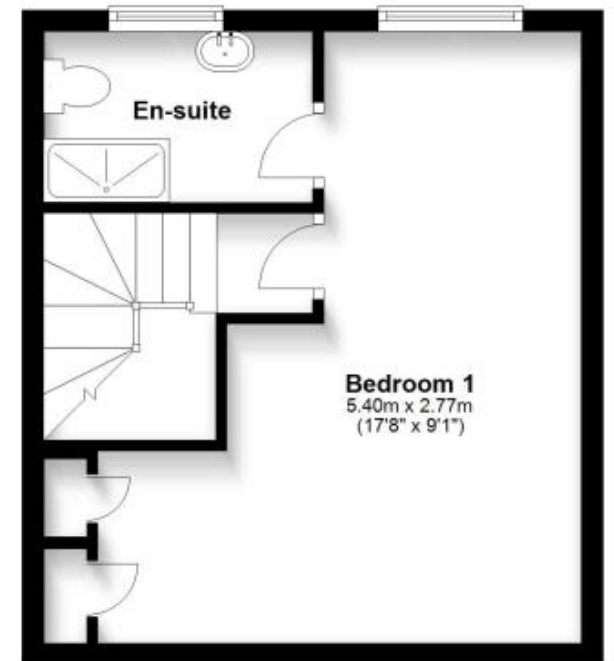
Total area: approx. 114.3 sq. metres (1230.2 sq. feet)