



# TMS

## ESTATE AGENTS



### Trinity Square, Margate, CT9 1HR

**£825 Per Month**

- 1 BEDROOM APARTMENT
- OLD TOWN MARGATE
- UNFURNISHED
- COUNCIL TAX - A / EPC - C
- 2ND FLOOR APARTMENT



- AVAILABLE MID JUNE 2024
- GRADE II LISTED BUILDING
- LONG TERM LET
- SEA VIEWS AND VIEWS OF THE SQUARE



**AVAILABLE MID JUNE 2024 ~ STUNNING 1 BED FLAT IN THE HEART OF MARGATE OLD TOWN**

TMS ESTATE AGENTS are pleased to be able to offer this beautifully presented 1 bedroom flat which overlooks Trinity Square, just a short walk from the Old Town and seafront. This stunning apartment is set on the second floor of a Grade II Listed building and offers open plan, bright and airy living accommodation. Recent upgrades. The property enjoys a bright open plan living and kitchen area with bespoke kitchen with integrated appliances, there are lovely traditional features including period-style electric radiators and fully refurbished sash windows There is a generous sized double bedroom with sea views and a modern shower room.

Margate is a charming seaside town located in the south-east of England. It's known for its stunning beaches, quirky architecture, and vibrant art scene. Enjoy Margate's historic Old Town with its narrow streets, period buildings, independent shops, cafes, and galleries. Enjoy meandering through the Old Town's charming pathway, grab a bite to eat at one of the many bijou cafes and restaurants or explore its unique art galleries and boutiques or enjoy a mixed variety of music and entertainment at the very up and coming Dreamland.

This is a perfect home for a single person or couple, and ideal for anyone who wants live the sea life but who may need to commute to London as Margate Mainline Station is just a short distance away and offers high speed links direct to London.

Council Tax band A / Deposit = 5 weeks rent / EPC rating C - One small pet will be considered.

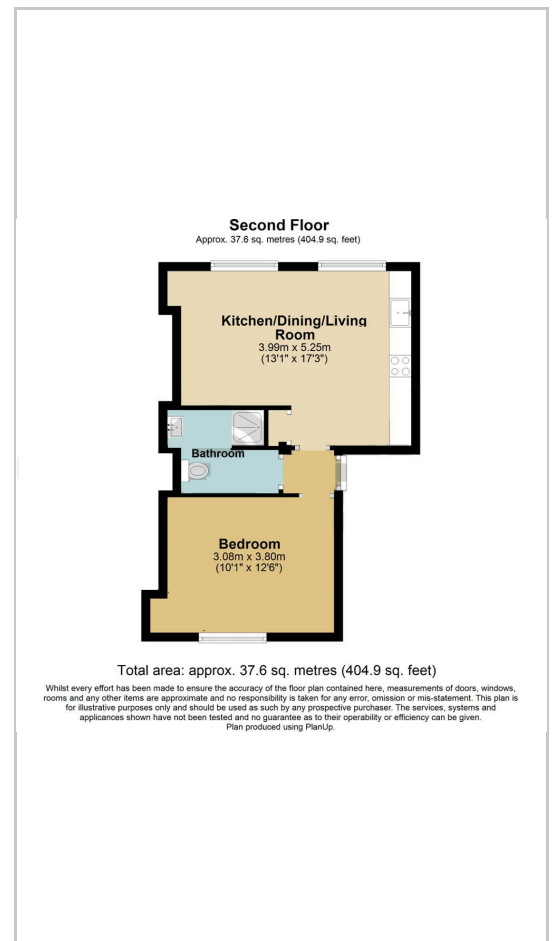
**APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £25,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY -**

Contact TMS ESTATE AGENTS today to book your accompanied viewing, our offices are open 7 days a week.

**Area Map**



**Floor Plans**



COMMUNAL ENTRANCE HALL

APARTMENT

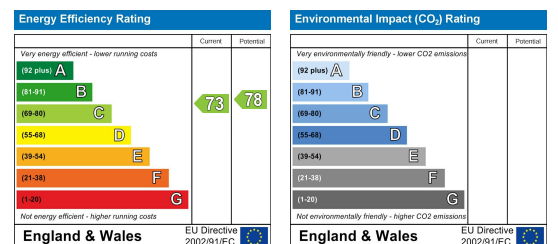
HALLWAY

LOUNGE 17'3" x 13'0" (5.26 x 3.97)

BEDROOM 12'5" x 10'5" (3.80 x 3.19)

SHOWER ROOM 8'2" x 6'3" (2.50 x 1.93)

**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.