



# TMS

## ESTATE AGENTS



### Norfolk Road, Margate, CT9 2HY

**£800 Per Month**



- FABULOUS 1 BEDROOM FIRST FLOOR APARTMENT
- UNFURNISHED
- CLOSE TO LOCAL AMENITIES & HIGH STREET
- AVAILABLE END OF OCTOBER 2024
- COUNCIL TAX BAND A / EPC - C
- PROFESSIONAL TENANT
- CLOSE TO THE BEACH
- SHORT WALK TO OLD TOWN MARGATE
- LONG TERM LET
- NO SMOKING / SORRY NO PETS



AVAILABLE END OF OCTOBER 2024 ~ 1 BEDROOM APARTMENT ~ LONG TERM LET

TMS Estate Agents are delighted to offer to the market this well presented 1 bedroom converted apartment.

Available End Of October and offered unfurnished this great flat would suit a professional tenant.

Situated just a 'stones throw' from the main shopping thoroughfare in Cliftonville, Northdown Road which has an eclectic mix of independent shops, bars and eateries.

A short walk will find you on the sandy Palm Bay beaches where you can enjoy cold water swimming in Walpole Bay Tidal Pool or wander along the cliff top to the Botany Bay Hotel or head to Margate Old Town where you can enjoy the many amenities on offer including the famous Turner Gallery.

The property offers a large double bedroom, open plan integrated kitchen / reception room and luxurious, spacious shower room. Other benefits include gas central heating, double glazing where stated and a C grade EPC

The property is strictly non smoking and under the terms of the lease pets are not permitted

Council Tax Band = A / Deposit = £923.07 / Holding deposit = £184.61 / EPC rating = C

<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £24,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY.

Call TMS today to arrange an accompanied viewing AVAILABLE 7 DAYS A WEEK!

### Entrance

Entry to the property is via the communal front door and up one flight of stairs, through the corridor to the front door of this flat. Reception hall consists of wood effect flooring open to the kitchen/reception area.

### Kitchen/Reception Area 11'7" x 9'6" (3.55 x 2.92)

Wood and glazed vertical sash windows to side, range of matching wall and base kitchen units with work surface over, integrated fridge and electric oven and hob, inset stainless steel sink and drainer, radiator, small alcove.

### Bedroom 11'10" x 7'9" (3.63 x 2.38)

Wood and glazed vertical sash window to side, fitted carpet, radiator, built in storage.

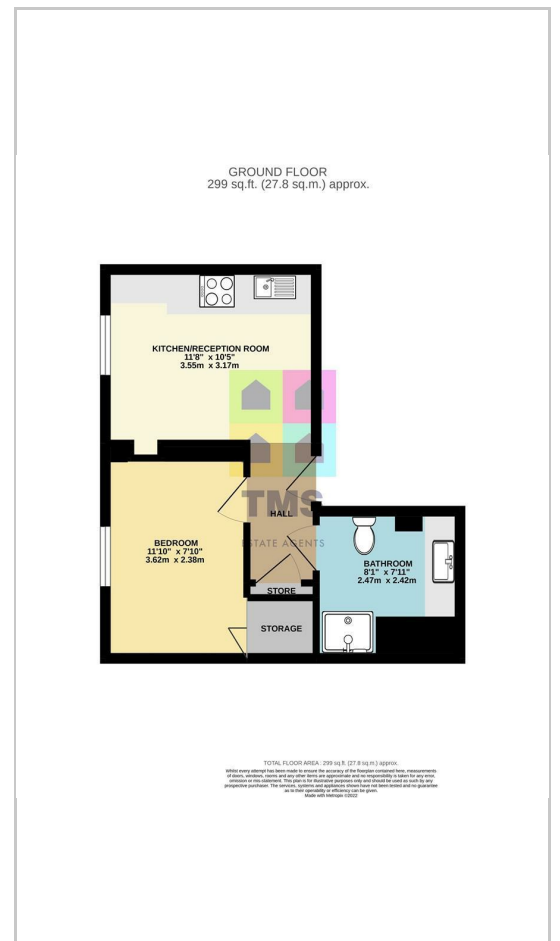
### Shower Room 7'11" x 8'1" (2.43 x 2.48)

Walk in shower cubicle, low level flush WC, vanity sink unit, heated towel rail, plumbing for washing machine, tiled floor, radiator.

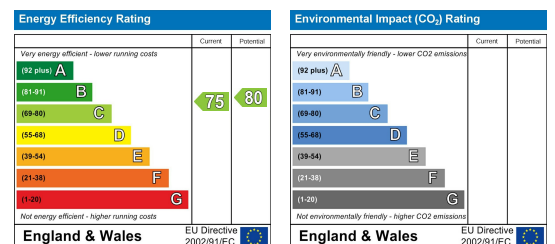
## Area Map



## Floor Plans



## 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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