



# TMS

## ESTATE AGENTS



### Hazelmour Walk, Margate, CT9 4PU

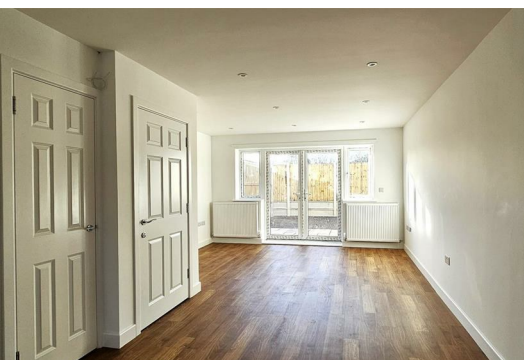
, Margate, CT9 4PU

**£1,700 Per Month**



- AVAILABLE IMMEDIATELY
- CLOSE TO QEQM HOSPITAL
- ELECTRIC EV CAR CHARGING
- EPC - B / COUNCIL TAX - TBC
- LONG TERM LET / UNFURNISHED

- 4 BEDROOM TERRACED HOUSE
- ENSUITE TO MAIN BEDROOM
- CLOAKROOM
- PARKING





AVAILABLE IMMEDIATELY ~ PERFECT FOR ACCESS TO QEQM HOSIPTAL ~ BRAND NEW 4 BEDROOM TERRACED HOUSE ~ PARKING ~ ELECTRIC CAR CHARGING

TMS ESTATE AGENTS are delighted to offer to the market this stunning NEW HOME ! Located on Nash Lane its the perfect location for easy access to the QEQM Hospital and Westwood Cross. There are excellent transport links close by and Margate Mainline Station offering fast links direct to London.

Arranged over 3 floors you will find to the ground floor an entrance hall, spacious lounge / kitchen-diner with appliances and a cloakroom, to the first floor are 2 double bedrooms and a family bathroom and to the second floor 2 further double sized bedrooms with restricted headroom.

Externally there is a rear garden and off street parking to the front with electric car charge point.

Gas central heating and double glazing

Ideal for professional tenants or a family, the property is unfurnished and offered on a long term let. A small pet will be considered.

Council Tax band - TBC / EPC - predicted B / Deposit £1961.53 / Holding Deposit £392.30  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £51,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £61,200 PER ANNUM TO MEET AFFORDABILITY.

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

GROUND FLOOR

ENTRANCE HALL

KITCHEN / DINING / LOUNGE 30'5" x 13'4" (9.29 x 4.08)

FIRST FLOOR LANDING

BEDROOM 1 13'4" x 10'5" (4.08 x 3.18)

ENSUITE

BEDROOM 2 13'5" x 8'5" (4.09 x 2.57)

SECOND FLOOR LANDING

BEDROOM 3 13'4" x 10'11" x 9'6" (4.08 x 3.35 x 2.90)

The sizes show the length, width and narrowest point

BEDROOM 4 13'4" x 11'3" x 6'8" (4.07 x 3.45 x 2.05)

The sizes show the length, width and narrowest point

EXTERNAL

REAR GARDEN

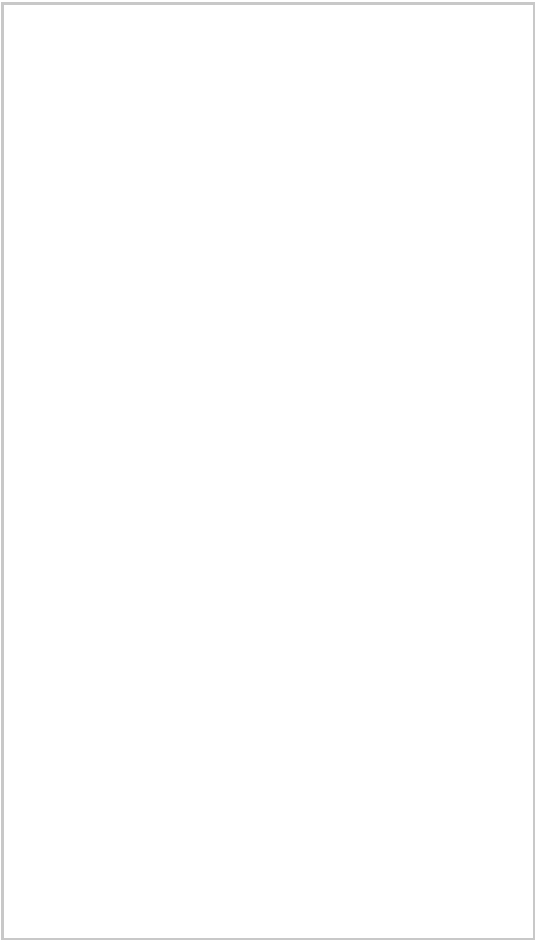
OFF STREET PARKING

Electric car charging point

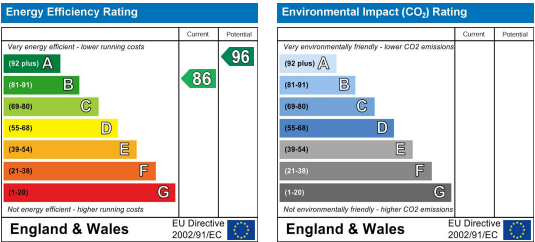
Area Map



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