



TMS

ESTATE AGENTS



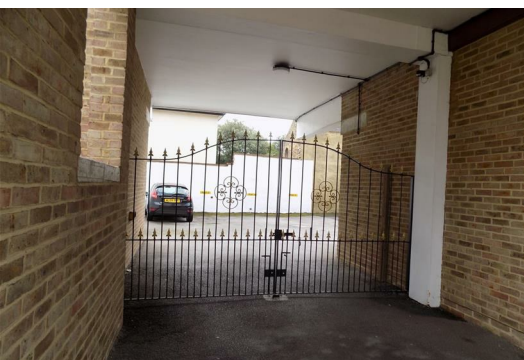
34 Charlotte Place, Margate, CT9 1LP

£850 Per Month



- 1 BEDROOM APARTMENT
- GATED PARKING
- UNFURNISHED
- CLOSE TO MAINLINE STATION
- COPUNCIL TAX A / EPC - C

- HEART OF MARGATE
- LAUNDRY ROOM
- SOME WHITE GOODS
- AVAILABLE END JULY 2023



AVAILABLE AUGUST 2025 ~ 1 BEDROOM 2ND FLOOR APARTMENT ~ GATED PARKING ~ HEART OF MARGATE.

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented, modern, 2nd floor, 1 bedroom apartment which offers easy access to Margate's vibrant town centre and sandy beaches.

This is a small, quiet block of only four apartments.

The property comprises an open plan lounge and kitchen area with integrated electric oven and gas hob, washing machine and fridge freezer. There is a double bedroom and a modern bathroom with 3 piece suite.

The property is tastefully decorated through out in neutral colours and also offers a courtyard and gated parking to the rear, there is a communal laundry room on the ground floor and gas central heating and double glazing

The apartment would best suit a single professional tenant and benefits from gas central heating and double glazing. It is offered unfurnished. There is 1 allocated parking space within the gated development.

This lovely property is suitable for a mature, single professional person, it is not suitable for pets under the terms of the lease.

Council Tax band A / EPC - C / The deposit is 5 weeks rent £980.76 / holding deposit £196.15
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £25,500 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now to book your accompanied viewing.

Ground Floor

Communal Entrance Hall

Access to the communal laundry room, rear access to gated car park.

2nd floor

Entrance Hall

Hard wood door, laminate floor.

Lounge / Kitchen

16' 3" x 13' (4.95m x 3.96m) Open Plan, double glazed window to rear, fitted carpet to living area, vinyl floor to kitchen, integrated oven and hob, washer dryer, small fridge freezer.

Bedroom

11' 7" x 7' 9" (3.53m x 2.36m) Double glazed window to rear, fitted carpet, radiator.

Bathroom

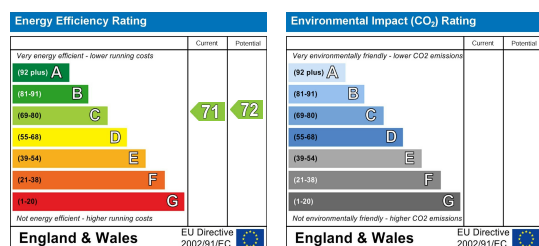
Fully tiled shower cubicle, low flush W.C, pedestal wash hand basin.

External

Parking

Gated parking for 1 car

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.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ

t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com