



# TMS

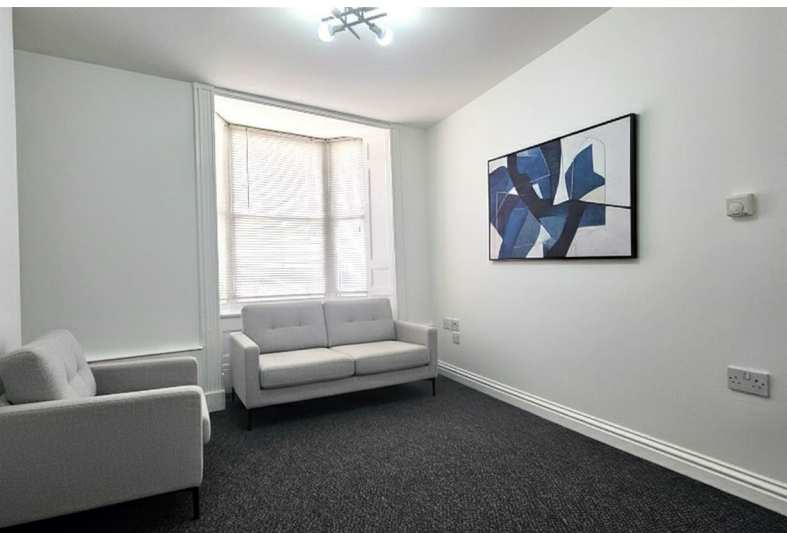
ESTATE AGENTS



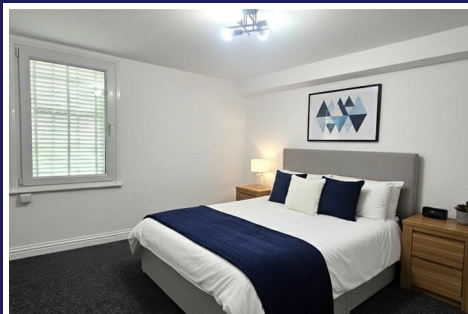
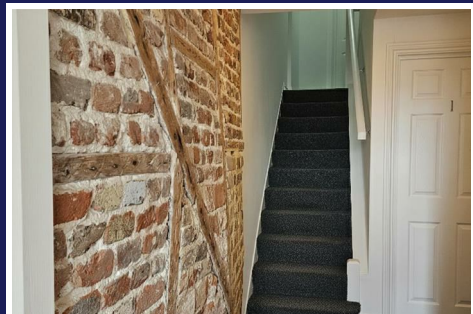
Albert Terrace, Margate, CT9 1UJ

**£1,150 Per Month**

 3  2  1  C



- 2/3 BEDROOM SPLIT LEVEL APARTMENT
- SEA VIEWS & A STONES THROW FROM MARGATE MAIN SANDS
- UNFURNISHED LONG TERM LET
- CLOSE TO SANDY BEACHES & OLD TOWN MARGATE
- GUARANTOR WILL BE REQUIRED
- REFURBISHED THROUGHOUT
- FAMILY BATHROOM & ENSUITE SHOWER
- COUNCIL TAX BAND A / EPC - C
- CLOSE TO MAINLINE STATION
- SORRY PETS ARE NOT PERMITTED



## GROUND FLOOR

### COMMUNAL ENTRANCE

Electric cupboards, exposed brick work to wall.

### APARTMENT

#### ENTRANCE HALL

Carpet, storage cupboard with plumbing for washing machine and shelf for condensing tumble dryer.

#### KITCHEN

9'0" x 7'9" (2.76 x 2.37)

Secondary double glazed window with blinds, electric oven & hob with extractor, integrated fridge freezer, step up to lounge area

#### LOUNGE

14'2" x 10'9" (4.33 x 3.28)

Glazed bay window to front with beach views, carpet & radiator.

#### BATHROOM

Panelled bath with shower over and screen, vanity wash hand basin, low flush W.C, extractor.

#### BEDROOM / DINING ROOM

14'4" x 13'0" (4.38 x 3.98)

to widest points, L shaped room which can be used as a bedroom or separate lounge / dining room. arpet, radiator,

#### BEDROOM

12'4" x 11'2" (3.77 x 3.42)

Secondary double glazed window with blinds, carpet, radiator.

#### STAIRS DOWN TO BEDROOM

#### BEDROOM

10'2" x 9'0" (3.10 x 2.75)

Secondary double glazed window with blinds, carpet, radiator, and hanging space, 2 x large walk in storage cupboards.

#### EN SUITE SHOWER

## AGENTS NOTE

Images in this listing have been virtually staged with AI-generated furniture and decor to help illustrate the property's potential.



AVAILABLE IMMEDIATELY ~ REFURBISHED 2/3 BEDROOM SPLIT LEVEL APARTMENT WITH SEA VIEWS ~ HEART OF MARGATE.

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented 2/3 bedroom apartment. This versatile property lends its self to a variety of options, it can be a 2 bed with open kitchen lounge and a dining room or a 3 bedroom property, it also boasts a main bathroom with shower over the bath and also an ensuite shower room with the lower ground floor bedroom, this room also enjoys 2 large walk in storage cupboards.

Ideal for families or those seeking extra space for guests or a home office, the apartment is offered on a long term let and is unfurnished ( please note images are generated using AI to help illustrate the properties potential )

Margate is renowned for its vibrant arts and music scenes, beautiful beaches, and a variety of local amenities, making this location particularly appealing. Residents can enjoy leisurely strolls along the seafront, explore the eclectic shops, or indulge in the local dining options. The mainline station is a short walk away and offers fast links direct to London.

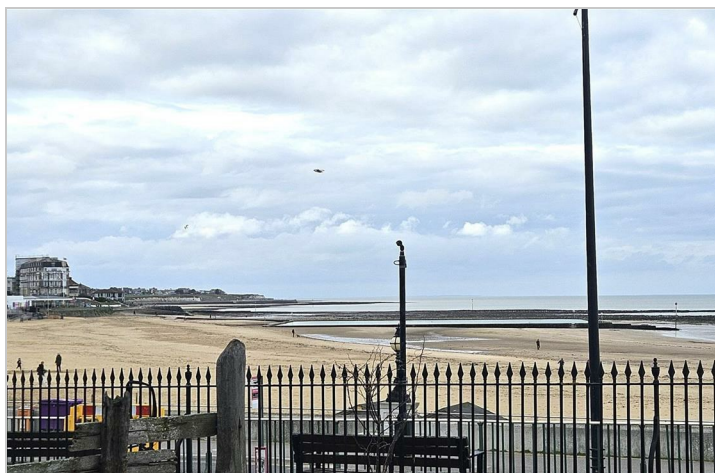
This flat not only offers a comfortable living space but also the opportunity to embrace the lively lifestyle that Margate has to offer, this property is a wonderful choice in a sought-after area.

There is no parking with the property but a residents permit can be purchased from the local council for local roads. Unfortunately pets are not permitted, a guarantor will be required.

Council Tax band A / EPC - C / Deposit £1326.90/ Holding Deposit £265.38  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,500 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £41,400 PER ANNUM TO MEET AFFORDABILITY




Call TMS ESTATE AGENTS today to book your accompanied viewing





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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.