



**Price**

**£1,100 PCM**

Fees Apply



Available 03/12/25

**Marlborough Road  
Margate CT9**

*Wards*  
Helping you move forwards



## Main Features

POPULAR LOCATION

SEMI-DETACHED HOUSE

MODERN BUILD

ALLOCATED PARKING

BALCONY TO REAR

ALTERNATIVE DEPOSIT OPTION

## Accommodation

Living/ Dining Area 7.72 x 3.84

Kitchen 3.35 x 3.20

Utility Room

Bedroom One 4.42 x 2.74

Bedroom Two 3.66 x 2.24

Bathroom 2.48 x 1.79

Cloakroom



**Deposit required is £1,269.23**

**Thanet District - Council Tax Band Tax Band B**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Thanet 01843 597600 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969



## Ground Floor



## First Floor

