

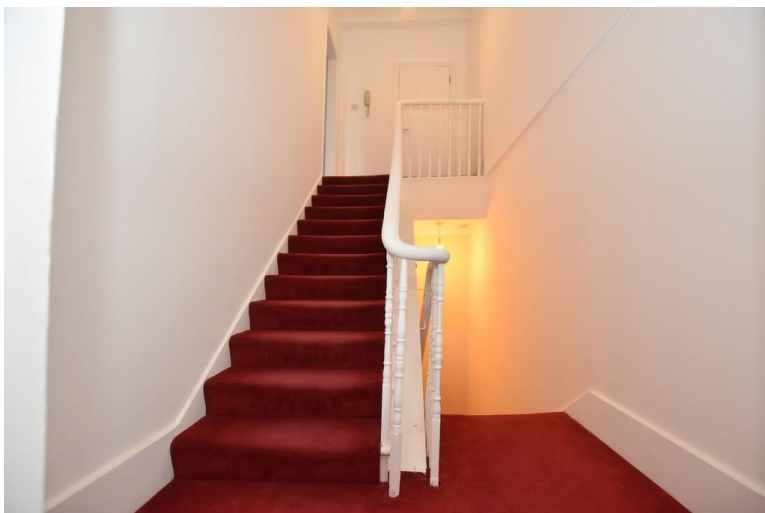


Thomas
jackson
ESTATE AGENTS



FLAT 5 , 24 DALBY SQUARE, CLIFTONVILLE, MARGATE,
CT9 2EP £900 PCM DEPOSIT £1038.46





DESCRIPTION Available immediately! Don't miss the chance to secure this bright and spacious two-bedroom, unfurnished flat perfectly positioned on the top floor of a handsome Victorian building in the sought-after Dalby Square, Margate. This property offers generous living space throughout comprising two bedrooms, a modern shower room, fitted kitchen with views over Dalby Square and a spacious lounge/diner also offering views of Dalby Square and the sea. The property also benefits from gas central heating and double glazing. EPC - E, Council Tax Band A. Immediate viewings available.

STAIRS/LANDING

BEDROOM ONE

BEDROOM TWO

SHOWER ROOM

LOUNGE/DINER

AGENTS NOTES EPC Band: E

Council Tax Band: A

Rent £900 PCM

Deposit payable £1,038.46 (5 weeks rent)

Initial Tenancy Term: 6 months

Minimum household income requirement £27,000 per



year to pass the referencing with no adverse credit. A guarantor will need to show income of 30 x the rent per year before tax to pass referencing. Please note if a guarantor is required and is self-employed, the referencing will be based on NET income, the guarantor will need to provide the latest SA302.

Availability: October 2025

Please note the property comes unfurnished with an oven and extractor.

All viewings are strictly by appointment with Thomas Jackson Estate Agents

Please note that any information contained within these particulars or given verbally by Thomas Jackson Estate Agents, or their representatives is given without any warranty and negotiations are on a subject to contract basis until a tenancy agreement has been signed by both the landlords and tenants. Satisfactory references are always required before a tenancy agreement is signed.

During the tenancy (payable to the provider if permitted and applicable).

Utilities (gas, electric, water, other fuel, private drainage/sewage; Communications (telephone and broadband), installation of cable/satellite; subscription to cable/satellite supplier, television licence, council tax

Thomas Jackson Estate Agents are members of The Property Ombudsman (TPO) redress scheme. Tenants' deposits are protected by the Deposit Protection Scheme, for further information please contact a member of the team.



