



TMS

ESTATE AGENTS



Nash Court Gardens, Margate, CT9 4DF

£1,200 Per Month



- 2 BED TERRACED HOUSE
- CLOSE TO QEQM HOSPITAL
- EPC - C / COUNCIL TAX -B
- EASY MAINTENANCE DECKED GARDEN
- IDEAL FAMILY HOME
- REDECORATED THROUGHOUT
- UNFURNISHED / LONG TERM LET
- NEW CARPETS
- AVAILABLE IMMEDIATELY



AVAILABLE IMMEDIATELY ~ IDEAL FOR QEQM HOSPITAL & WESTWOOD CROSS ~ 2 BED TERRACED HOUSE ~ UNFURNISHED LONG TERM LET

TMS are delighted to offer to the market this 2 double bedroom terraced house which has recently been redecorated and recarpeted throughout, its close to local amenities, transport links, the QEQM hospital and Westwood Cross retail park. Margate mainline station offering fast links direct to London is just over 1 kilometre away.

To the ground floor the property benefits from a lounge and spacious kitchen / diner leading to the easy to maintain newly decked split level garden.

To the first floor are 2 very spacious double bedrooms and the bathroom with shower over the bath.

Other benefits include gas central heating and double glazing and there is ample street parking with no restrictions.

This is a long term let and ideal for a working family or professional couple or 2 professional people wanting to share. The property is not suitable for a pet

Council Tax band B / Deposit = 5 weeks rent £1384.61 / EPC - C / holding deposit £276.92

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEY WILL NEED A MINIMUM INCOME OF £43,200 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

Ground Floor

Entrance Hall

Via double glazed door, fitted carpets, under stairs storage, radiator.

Lounge

13'5" x 9'6" (4.11m x 2.90m)

Double glazed bay window to front , carpet, radiator.

Kitchen / Diner

15'3" x 12'2" (4.65m x 3.71m)

Double glazed door to garden, double glazed window to garden, range of wall, drawer and base units, electric cooker, washing machine, laminate floor to the kitchen area, carpet to dining area, storage cupboard housing boiler, radiator.

First Floor

Bedroom 1

15'1" x 11'3" (4.62m x 3.43m)

Twin double glazed window to front, carpet, radiator.

Bedroom 2

12'11" x 9'3" (3.94m x 2.82m)

Double glazed window to rear, carpet, radiator.

Bathroom

9'8" x 5'6" (2.97m x 1.70m)

Frosted double glazed window to rear, panelled bath with mixer taps and shower attachment and shower screen, pedestal wash hand basin, low flush W.C, heated towel rail, part tiled walls, vinyl floor.

External

Garden

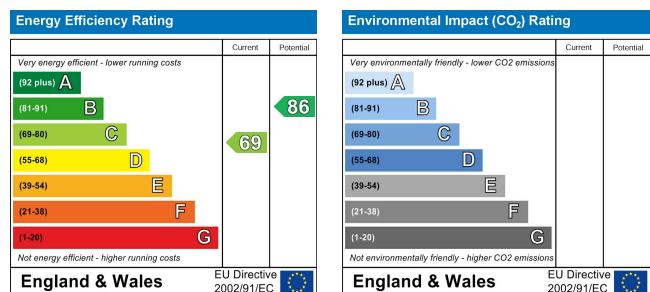
Fully fenced with rear access, decked, shed.





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.



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.