



TMS

ESTATE AGENTS



Flat 6 38-40 Surrey Road, Cliftonville, CT9 2LA

£850 Per Month



- 3 BEDROOM 2ND FLOOR FLAT
- REFURBISHED THROUGHOUT
- EPC - C / COUNCIL TAX - TBC
- CLOSE TO BEACHES

- AVAILABLE IMMEDIATELY
- UNFURNISHED
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- LONG TERM LET



AVAILABLE IMMEDIATELY ~ REFURBISHED 3 BEDROOM 2ND FLOOR FLAT ~ UNFURNISHED

Located in Cliftonville, Margate, this beautifully refurbished flat on Surrey Road offers a delightful blend of modern living and coastal charm. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable and stylish home.

The flat features a spacious reception room, the contemporary design and thoughtful renovations ensure that the kitchen is both practical and spacious. There are 3 double bedrooms and the bathroom is well-appointed with exposed beams.

One of the standout features of this property is its proximity to local amenities. You will find a variety of shops, cafes, and restaurants just a short stroll away, making everyday errands convenient and enjoyable. Additionally, the stunning coastline is within easy reach, allowing you to indulge in the beauty of the sea whenever you desire.

This flat is available for long-term let, making it an excellent choice for those looking to settle in a vibrant community. With its prime location, modern finishes and ample living space, this property is sure to attract interest. Don't miss the opportunity to make this delightful flat your new home by the sea.

The landlord will consider 1 cat with proof of pet insurance.

Council Tax Band = TBC / EPC = C / The Deposit Is 5 Weeks Rent = £980.75 / Holding Deposit = £196.15.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £25,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £30,600 FOR AFFORDABILITY

Call TMS Estate Agents now to book your viewing.

COMMUNAL ENTRANCE

FLAT

ENTRANCE HALL

Carpet

LOUNGE

18'0" x 13'9" (5.5 x 4.2)

Twin double glazed windows, carpet, radiator.

KITCHEN

12'4" x 11'8" (3.78 x 3.56)

Double glazed window, range of modern units with integrated fridge freezer and washing machine, gas hob with electric oven and extractor, vinyl floor, radiator.

BEDROOM 1

13'3" x 9'0" (4.04 x 2.75)

Double glazed window, carpet, radiator.

BEDROOM 2

12'3" x 11'5" (3.74 x 3.48)

Double glazed window, carpet, radiator.

BEDROOM 3

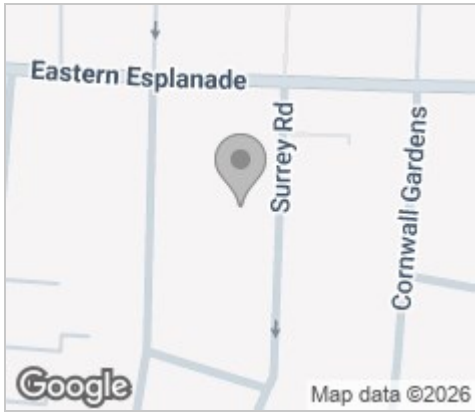
10'1" x 9'1" (3.09 x 2.77)

Double glazed window, carpet, radiator.

BATHROOM

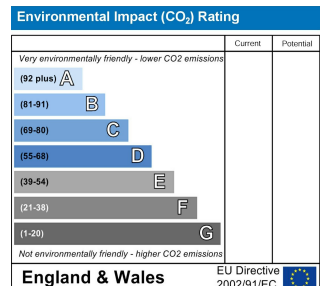
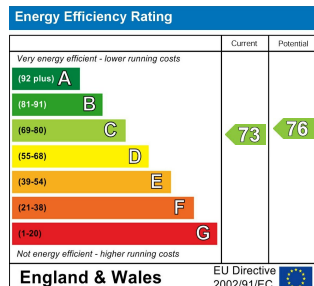
Vaulted ceiling with exposed beams, panelled bath with mixer taps, shower cubicle, radiator vinyl floor, spot lights.





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.