



# TMS

## ESTATE AGENTS



### 5 William Turner House, Gallery Walk, Margate, CT9 1RW

**£1,400 Per Month**



- STUNNING 2 BEDROOM APARTMENT
- 2 BATHROOMS
- GATED DEVELOPMENT WITH PARKING
- EPC = B
- CLOSE TO MARGATE MAINLINE STATION

- £500 CASH INCENTIVE
- AVAILABLE IMMEDIATELY
- CLOSE TO MARGATE OLD TOWN
- COUNCIL TAX BAND = C
- FRONT FACING BALCONY



2 BEDROOM FIRST FLOOR APARTMENT ~ £500 CASH BACK INCENTIVE ~ MARGATE OLD TOWN AREA~ AVAILABLE IMMEDIATELY.

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented, high specification 2 bedroom ground floor apartment in the heart of Margate.

There is a £500 cash back incentive, making this the perfect opportunity to secure a luxury home at exceptional value.

This exciting new & exclusive gated development is on the edge of Margate Old Town where you can enjoy quaint lanes, art galleries, retro shops and boutique dining. Margate's mainline station is just under a kilometre away and the main sands just a short walk as well.

The apartment is located on the first floor, the entrance hall enjoys a large storage/utility cupboard housing your washing machine, there is spacious & bright open plan living with lounge/kitchen area including integrated double oven, hob, fridge / freezer and dishwasher, patio doors lead to the balcony. One bedroom enjoys an ensuite shower room and Juliet balcony, there is a second double bedroom and the main bathroom has a shower over the bath.

The property benefits from high performance glazing and a community heating scheme controlled from the apartment.

Externally there is allocated parking for one car, communal gardens, bike store and bin stores.

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk  
 Council Tax Band = C / Deposit (5 Weeks Rent) = £1615.35 / EPC = B / Holding Deposit = £323.07

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £50,400 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing.

**EXTERIOR**

HALLWAY 11'5" x 4'4" (3.489 x 1.331)  
 Hallway cupboard contains washing machine, XBOX air filtration system and boiler.

LOUNGE 12'2" x 14'11" (3.712 x 4.555)

Lounge provides access to front facing balcony.

Lounge / Kitchen combined: 3.712m x 6.663m

**BALCONY**

KITCHEN 13'8" x 6'10" (4.189 x 2.089)  
 Kitchen features integrated dishwasher, double oven, hob and fridge/freezer.

Lounge / Kitchen combined: 3.712m x 6.663m

BEDROOM 1 11'4" x 10'8" (3.477 x 3.266)

BEDROOM 2 10'6" x 15'8" (3.208 x 4.784)

Bedroom 2 features a Juliet balcony.

EN-SUITE 7'0" x 5'8" (2.149 x 1.736)

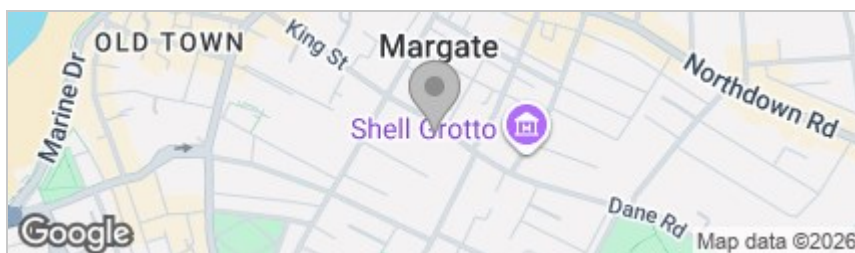
En-Suite features a walk-in shower, wash basin and W.C.

BATHROOM 6'8" x 6'11" (2.033 x 2.123)

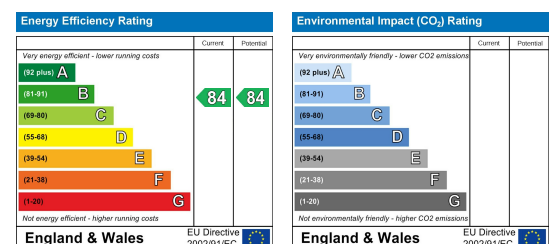
Bathroom features a bath with shower over, wash basin and W.C.



**Area Map**



**Energy Efficiency Graph**



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.

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