



TMS

ESTATE AGENTS



4 Waltham Close, Cliftonville, Margate, CT9 3YF

£825 Per Month



- AVAILABLE IMMEDIATELY
- FIRST FLOOR FLAT
- AMPLE LIVING SPACE
- COUNCIL TAX BAND - A
- PET CONSIDERED

- 1 DOUBLE BEDROOM
- CLOSE TO BOTANY BAY
- EPC - C
- QUIET ENCLOSED CLOSE
- GARAGE & PARKING SPACE



AVAILABLE IMMEDIATELY ~ 1 BEDROOM APARTMENT ~ UNFURNISHED

The property is situated at Waltham Close. Known for its friendly community, stunning beaches at Botany Bay, and scenic walking paths, Waltham Close offers a vibrant yet peaceful lifestyle. On the border of Margate, you'll be spoilt for choice with things to do. Situated just half a mile from the bus stop for "The Loop" service, the whole of Thanet is at your fingertips.

The apartment features a spacious lounge. The kitchen is offered with an oven, hob and fridge freezer, which is both practical and airy. The property offers an double bedroom and the bathroom has a bath with a shower over, W.C and wash basin. The property offers brand new windows throughout.

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

The landlord will consider 1 small pet.

Council Tax Band = A / EPC = C / The Deposit Is 5 Weeks Rent = £951.90 / Holding Deposit = £190.38.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £24,750 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £29,700 FOR AFFORDABILITY

Call TMS Estate Agents now to book your viewing.

EXTERIOR

COMMUNAL ENTRANCE HALL

ENTRANCE HALL 11'11" x 5'0" (3.650 x 1.530)

Hard wood door, entry phone system, large walk in storage cupboard, airing cupboard, fitted carpet, electric storage heater.

LOUNGE 15'1" x 9'9" (4.618 x 2.989)

Brand new dual aspect double glazed windows, fitted carpet, 2 electric storage heaters.

KITCHEN 7'6" x 9'1" (2.310 x 2.780)

Brand new double glazed window to front with vertical blind, cream units with beech effect work surface, integrated electric hob, oven and extractor, single drainer stainless steel sink and mixer taps, fridge freezer, plumbing for a washing machine, vinyl floor.

BEDROOM 12'4" x 9'4" (3.784 x 2.847)

Brand new double glazed window to rear, fitted carpet, electric convector heater.

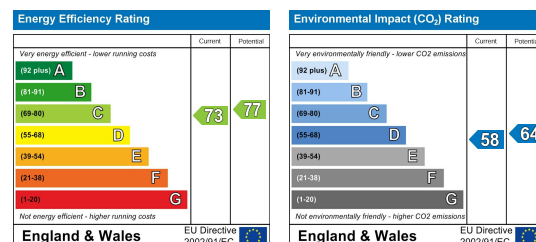
BATHROOM 6'3" x 8'6" (1.930 x 2.597)

Brand new frosted double glazed window with vertical blind, brand new 3 piece white bathroom suite comprising panelled bath with electric shower and shower screen, pedestal wash hand basin and low flush W.C. fully tiled, shaving mirror, vinyl flooring and Dimplex heater.

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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