



TMS

ESTATE AGENTS



Milton Square, Margate, CT9 1SZ

£1,300 Per Month



- 3 BEDROOM END OF TERRACE HOUSE
- OFF STREET PARKING TO THE REAR
- UTILITY ROOM
- EPC -X / COUNCIL TAX - B
- REDECORATED THROUGHOUT

- AVAILABLE IMMEDIATELY
- KITCHEN / DINER
- ARRANGED OVER 3 FLOORS
- CLOSE TO AMENITIES AND TRANSPORT LINKS
- NEW BATHROOM & DOUBLE GLAZING



3 BEDROOM FAMILY HOME ~ ARRANGED OVER 3 FLOORS ~ AVAILABLE IMMEDIATELY ~ OFF STREET PARKING TO THE REAR

TMS ESTATE AGENTS are pleased to offer to the market this THREE-BEDROOM END-TERRACE HOME IN MILTON SQUARE, MARGATE.

The property has been redecorated throughout and has new flooring to the ground floor, a new modern bathroom and new double glazing throughout. There are 3 bedrooms and a bathroom arranged over the 1st and 2nd floors.

The property is entered via an entrance hall to the lounge, which flows through to a large kitchen/diner with an integrated Aga style range, there is also a separate utility room, with access to the rear garden with outside WC and off street parking to the rear.

To the first floor is the main bedroom alongside a family bathroom, with two further bedrooms located on the top floor, providing flexible accommodation.

The property is ideally positioned close to local amenities and transport links and also offers use of the area to the front of the property for parking.

Margate is a fantastic seaside town and contains the areas of Cliftonville, Garlinge, Palm Bay and Westbrook. The energy surrounding Margate is excellent, it holds the likes of a world class Art Gallery, the UK's original pleasure park 'Dreamland', fast Rail links into London and of course not forgetting the stunning sandy beaches and sparkling bays. You are within a 10 minute drive to the neighbouring towns which are Broadstairs, Ramsgate and Birchington. There are also good road links to London via the A299 Thanet Way and M2 Motorway

Offered to the market unfurnished and for a long term.

Council Tax band - B / EPC - D / Deposit £1500.00 / Holding Deposit £300.00

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £45,000, TO MEET AFFORDABILITY.

Call us today to book your viewing.

GROUND FLOOR

ENTRANCE HALL

LOUNGE DINER

18'1" x 12'3" (5.51m x 3.73m)

KITCHEN

12'3x8'4" (3.73mx2.54m)

FIRST FLOOR

LANDING

BEDROOM

12'3x10'6" (3.73mx3.20m)

BATHROOM

SECOND FLOOR

BEDROOM

12'3" x 10'6" (3.73m x 3.20m)

BEDROOM

7'4" x 5'6" (2.24m x 1.68m)

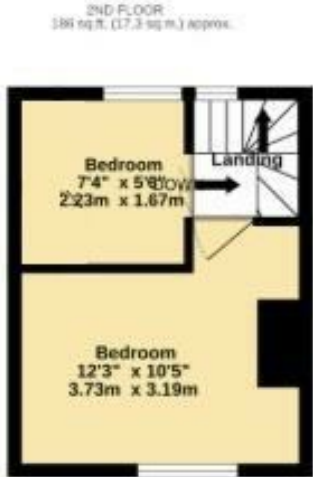
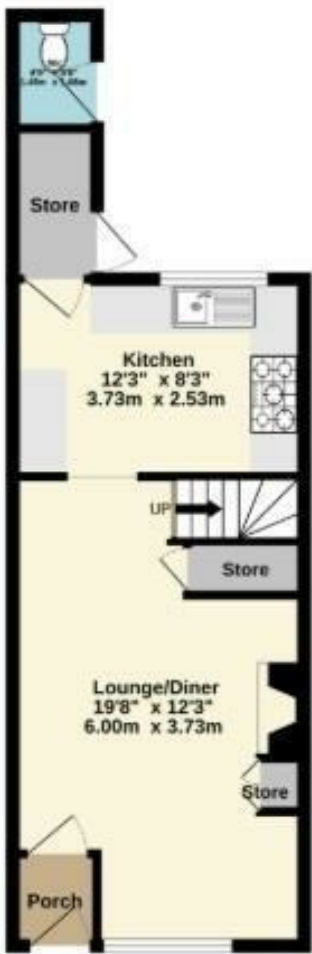
EXTERIOR

FRONT GARDEN

REAR GARDEN

PARKING





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	57

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.