



# TMS

ESTATE AGENTS



Emin Court, Gallery Walk, Dane Road, Margate, CT9 1RR

**£1,450 Per Month**



- STUNNING 2 BEDROOM APARTMENT
- 2 BATHROOMS
- AVAILABLE IMMEDIATELY
- CLOSE TO MARGATE OLD TOWN
- CLOSE TO MARGATE MAINLINE STATION

- £500 CASH INCENTIVE FOR MOVE IN BEFORE 30TH APRIL 2026
- BALCONY
- GATED DEVELOPMENT WITH PARKING
- EPC B



2 BEDROOM 3RD 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 3rd floor apartment in the heart of Margate.

There is a £500 cash back incentive for a tenancy start before 30th April 2026, 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 third floor which is accessed by stairs or lift, the entrance hall enjoys a large storage/utility cupboard housing your washing machine, there is spacious & bright open plan living with lounge/ dining & kitchen area including integrated oven, hob, fridge/ freezer and dish washer, patio doors lead to the balcony. Bedroom 1 enjoys an ensuite shower room, 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 1 car, communal gardens, bike store and bin stores.

For broadband speeds and phone coverage. please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk)  
Council Tax band TBC / Deposit = 5 weeks rent £1673.07 / EPC - B / Holding Deposit £334.61

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE/ KITCHEN / DINER

23'2" x 11'11" (7.08 x 3.65)

BEDROOM 1

16'1" x 10'6" (4.92 x 3.22)

EN SUITE

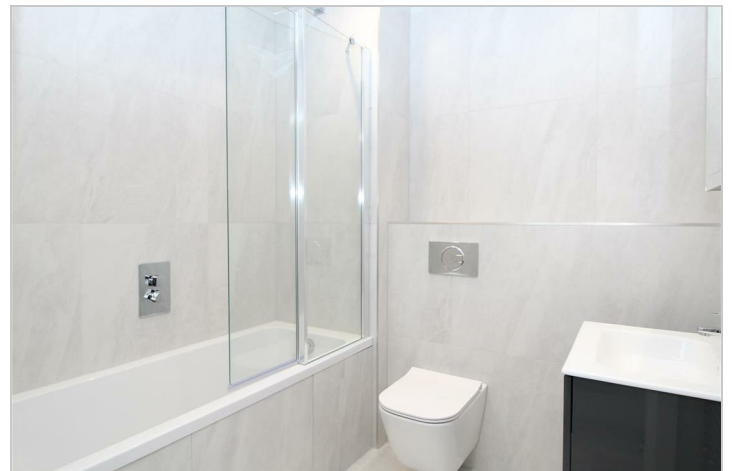
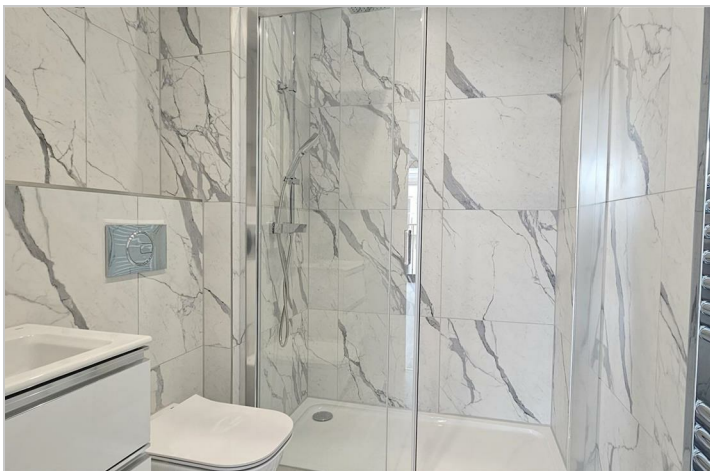
7'4" x 5'8" (2.26 x 1.73)

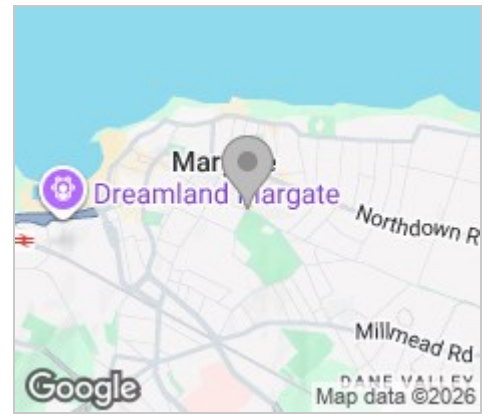
BEDROOM 2

11'4" x 11'10" (3.47 x 3.62)

BATHROOM

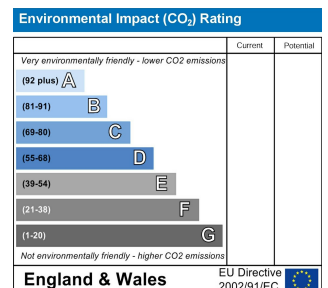
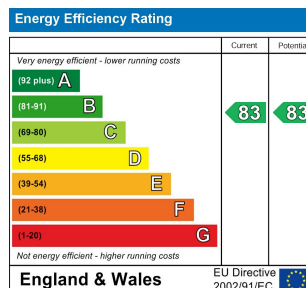
7'0" x 6'7" (2.14 x 2.03)





## 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.

**Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ**  
**t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com**