



# TMS

## ESTATE AGENTS



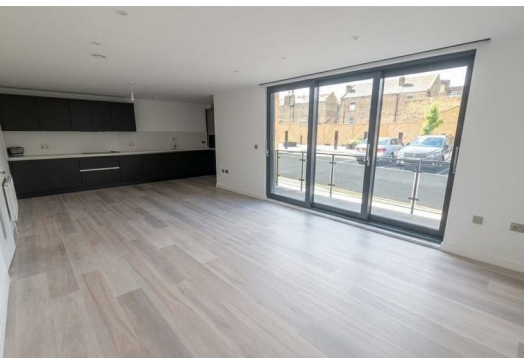
### Emin Court, Galley Walk, Dane Road, Margate, CT9 1RR

**£1,400 Per Month**



- STUNNING 2 BEDROOM APARTMENT
- 2 BATHROOMS
- GATED DEVELOPMENT
- PARKING & BIKE STORE
- EPC = B

- £500 CASH INCENTIVE
- AVAILABLE IMMEDIATELY
- CLOSE TO MARGATE OLD TOWN
- CLOSE TO MARGATE MAINLINE STATION
- COUNCIL TAX = C



**2 BEDROOM GROUND 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 entrance hall enjoys a large storage / utility cupboard housing your washing machine, there is spacious & bright open plan living with lounge / dining & kitchen area and patio doors which lead to the terrace. The high gloss kitchen enjoys an integrated double oven, hob, fridge/ freezer and dishwasher. 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.

Council Tax Band = C / EPC = B / Deposit £1615.35 / Holding Deposit £323.07.  
<https://checker.ofcom.org/> for broadband and phone coverage.

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**

ENTRANCE HALL 10'7" x 4'8" (3.232 x 1.434)

CUPBOARD CONTAINS WASHING MACHINE, BOILER, XBOX AIR FILTRATION SYSTEM. THERE IS A VIDEO TELEPHONE ENTRY SYSTEM.

LOUNGE / KITCHEN 28'6" x 13'6" (8.692 x 4.127)

LOUNGE: 4.127 x 6.361 / KITCHEN: 2.373 x 5.259

KITCHEN INCLUDES INTEGRATED DOUBLE OVEN, HOB, FRIDGE / FREEZER & DISHWASHER.

**BALCONY**

BATHROOM 6'7" x 7'0" (2.014 x 2.149)

BATH WITH SHOWER OVER, WASH BASIN, W.C, MIRRORED CABINET & HEATED CHROME LADDER RADIATOR

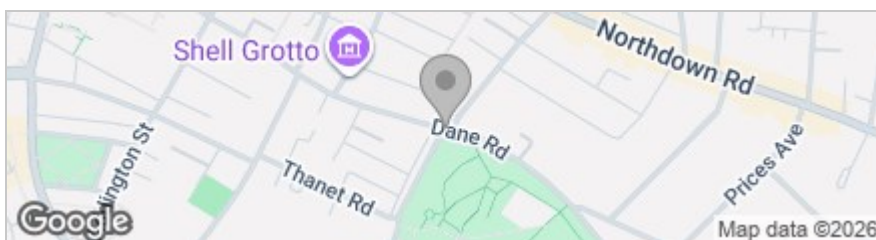
BEDROOM 1 12'1" x 12'11" (3.687 x 3.962)

EN SUITE 7'1" x 4'9" (2.160 x 1.463)  
 WALK IN SHOWER, WASH BASIN, W.C, HEATED CHROME LADDER RADIATOR.

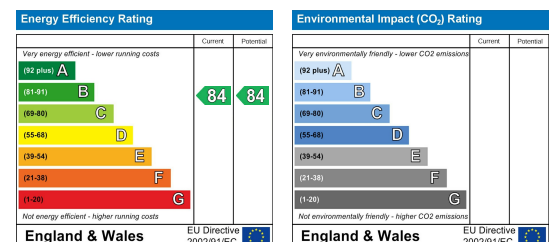
BEDROOM 2 12'11" x 10'5" (3.958 x 3.183)

**ALLOCATED PARKING**

**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.