



TMS

ESTATE AGENTS



Emin Court, Dane Road, Margate, CT9 1RR

£1,450 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 = TBC
- PATIO TERRACE



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 apartment is located on the ground 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 patio terrace. One bedroom enjoys an ensuite shower room and patio doors to the patio terrace area, 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 = TBC / Deposit (5 Weeks Rent) = £1673.05 / EPC = B / Holding Deposit = £334.61

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,500 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £52,200 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing

EXTERIOR

ENTRANCE HALL 15'2" x 6'2" (4.646 x 1.893)

Cupboard contains washing machine, XBOX air filtration system and boiler.

STUDY 12'7" x 6'2" (3.853 x 1.905)

SHOWER ROOM 6'8" x 7'0" (2.034 x 2.142)

Bath with rain shower over, wash basin, W.C and chrome ladder style radiator.

LOUNGE / KITCHEN 12'3" x 22'11" (3.735 x 7.008)

LOUNGE: 4.883 x 3.735

KITCHEN: 4.072 x 2.115

Integrated fridge/freezer, double oven, hob and dishwasher

BEDROOM 1 11'4" x 10'8" (3.466 x 3.256)

BEDROOM 2 15'7" x 10'6" (4.759 x 3.217)

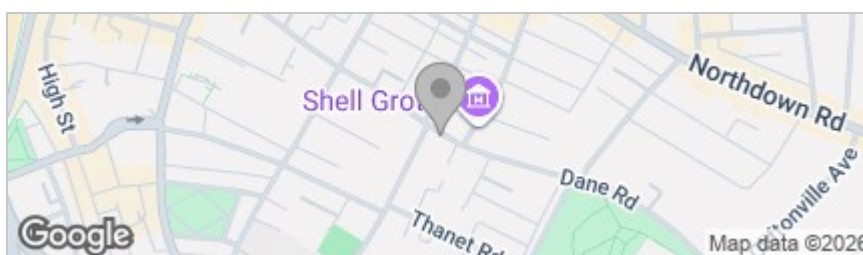
Patio doors open to patio area

EN SUITE 7'1" x 5'8" (2.160 x 1.738)

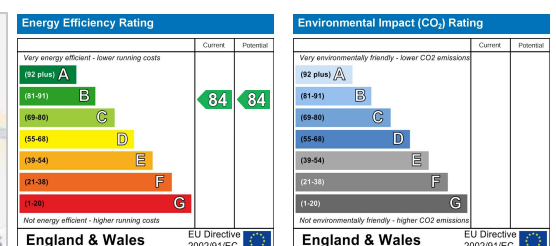
Walk in shower, W.C., wash basin and chrome ladder style radiator.



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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