



TMS

ESTATE AGENTS



34 Charlotte Place, Margate, CT9 1LP

£795 Per Month

- 1 BEDROOM FLAT
- SECURED PARKING
- EPC - C / COUNCIL TAX - A
- LONG TERM LET
- CLOSE TO MAINLINE TRAIN STATION



- HEART OF MARGATE
- OPEN PLAN LOUNGE & KITCHEN
- GAS CENTRAL HEATING
- UNFURNISHED
- CLOSE TO LOCAL AMENITIES



AVAILABLE IMMEDIATELY ~ 1 BEDROOM FLAT ~ SECURED PARKING ~ UNFURNISHED

TMS ESTATE AGENTS are delighted to offer to the market this lovely 1 double bedroom, top floor flat with secure gated parking in a small quiet block.

The property offers an open plan lounge/fitted kitchen with integrated oven & hob, new washing machine and fridge. There is a double bedroom and a bathroom.

Further benefits include secure gated allocated parking, gas central heating and double glazing.

Located close to the town centre, bus routes and within walking distance of the mainline railway station which offers fast links direct to London, viewings are strongly recommended.

Offered as a long term let and unfurnished.

Council Tax band A / EPC - C / Deposit £917.30 / Holding Deposit £183.46

<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £23,850 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £28,620 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing

COMMUNAL ENTRANCE HALLWAY

Access to secured car park at the rear and the laundry room

ENTRANCE HALL 7'3" x 4'11" (2.213 x 1.509)

Includes storage cupboard

LOUNGE 11'1" x 11'5" (3.397 x 3.496)

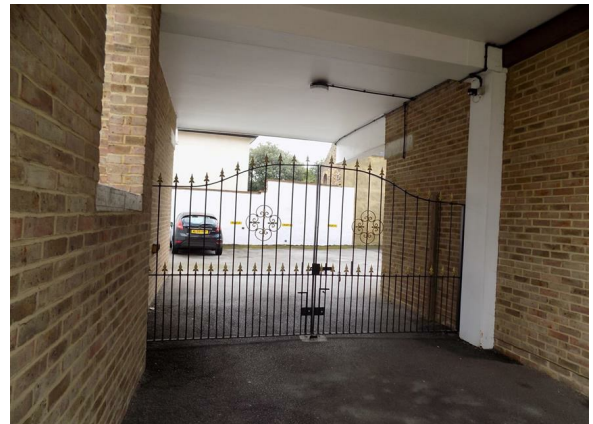
KITCHEN 8'2" x 6'7" (2.502 x 2.012)

Includes fridge (with freezer drawer), oven, hob and washing machine.

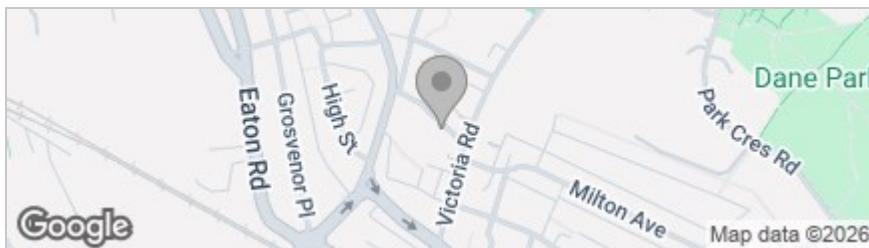
BEDROOM 8'11" x 12'3" (2.736 x 3.748)

BATHROOM 6'10" x 7'2" (2.084 x 2.205)

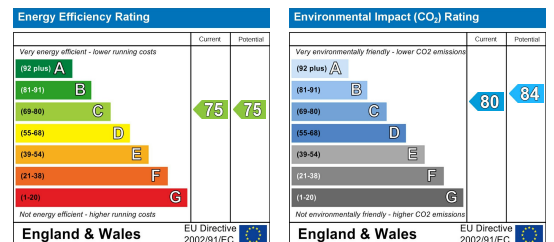
Includes bath, W.C, and wash basin



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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