



JENNIFER GARDENS
MARGATE

PCM £1,100 PCM

- Council Tax Band – B
- Length of Tenancy – 6 months
- Open Plan Living
- Modern Throughout
- Garden To Rear
- No pets
- Great Family Home
- Three Bedrooms

LOCATION

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.

ABOUT

Miles and Barr are delighted to offer this lovely family home. The property is well presented through out. On the ground floor there is a large open plan living space, with modern kitchen and dining area, and lounge area which looks out on to the rear garden. On the first floor there is a double bedroom, and two singles, and family bathroom. A great family home! Sorry - no pets.

DESCRIPTION

****Ground Floor****

Lounge/Kitchen/Diner 14'9" x 27'6"

****First Floor****

Bedroom One 9'2" x 14'5"

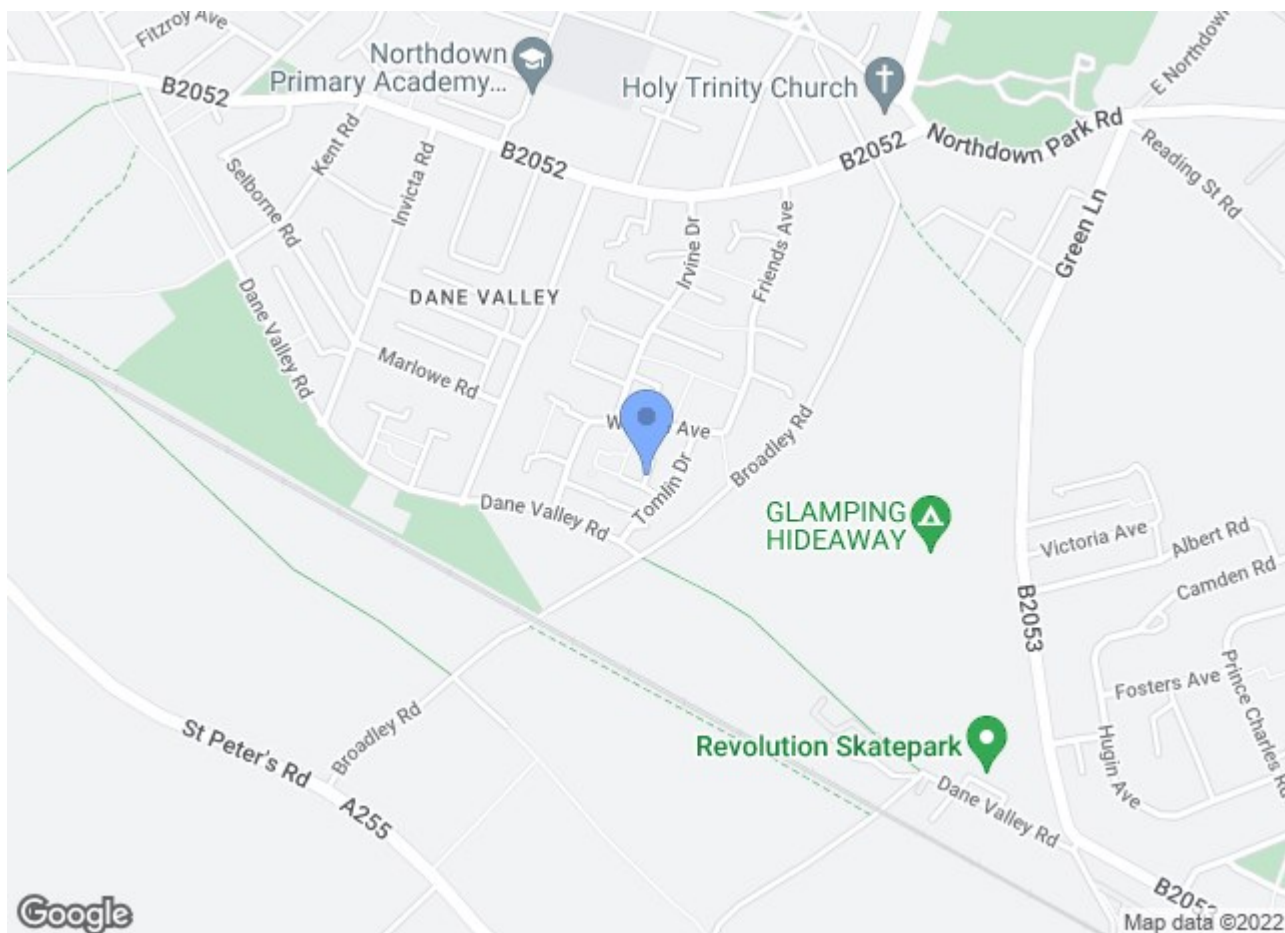
Bedroom Two 8'2" x 6'6"

Bedroom Three 7'6" x 8'2"

Bathroom 8'2" x 9'6"



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure