



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.

Flat 11, 9 Dalby Square, Margate, CT9 2ER

£925



- Agents Notes:
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement before a sale or purchase proceeding.
 2. All measurements stated on our details and floorplans are approximate, cannot be relied upon, and do not form part of any contracts.
 3. Zest Homes have not tested any services, equipment, or appliances, and it is, therefore, the responsibility of any buyer/tenant to do so.
 4. Photographs and marketing material are produced as a guide only, and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.
 5. Zest Homes holds the copyright to all advertising material used to market this property.
 6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.

Bright and modern 2-bedroom flat located in the vibrant coastal town of Margate. This well-presented apartment offers a spacious open-plan living area and two good-sized bedrooms. The property is situated in a convenient location, just a short walk from local amenities, the beach, and public transport links. While the flat does not feature a garden, balcony, or pet-friendly policy, it provides a comfortable and practical living space perfect for individuals or couples seeking a stylish home by the sea.

Rent £925
Deposit £1150
Refundable Holding Fee £200

Deposits will be lodged via TDS Custodial - Information relating to this can be seen below:
<https://custodial.tenancydepositscheme.com/tenants/>

Should you wish to apply for this property, complete the application form link below:
<https://www.zesthomes.uk/rental-application/>

EPC Rating D

Council Tax Band A

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Location

Margate has been a popular tourist destination since the late 18th century, when it was known as a seaside resort with a fashionable crowd. The town has many attractions, from historic buildings and art galleries to modern amusements, as well as its traditional sandy beaches and coastal views. Because of its convenient location close to London, it also has excellent transport links and is becoming increasingly popular as a place to live.