



# TMS

## ESTATE AGENTS



### 3 Castle Drive, Margate, CT9

**£1,000 Per Month**



- AVAILABLE IMMEDIATELY
- ALLOCATED PARKING 1 CAR
- CLOSE TO WESTWOOD CROSS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC - B/ COUNCIL TAX - B

- 2 BED 1ST FLOOR APARTMENT
- CLOSE TO QEQM
- EN SUITE
- 2 DOUBLE BEDROOMS
- CALL TO REGISTER YOUR INTEREST



CALL TMS ESTATE AGENTS TODAY TO REGISTER YOUR INTEREST !

TMS ESTATE agents are delighted to offer to the market this recently redecorated, beautifully presented and well maintained 2 double bedroom first floor flat, situated within walking distance of Westwood Cross retail centre with its many restaurants, casino and Vue cinema. This is also perfectly located for the QEQM hospital and offers transport links around Thanet.

The entrance hall has ample storage and there is a spacious lounge with dual aspect views and a Juliette Balcony, The lounge opens up to a stylish, modern kitchen with integrated appliances, there are two double bedrooms and an en suite shower to bedroom 1, there is also a family bathroom.

Offered unfurnished and for a long term let, this is the perfect apartment for a small family or 2 people sharing .

There is an allocated parking space and additional spaces for visitors to the development.

Council Tax band B / Deposit = 5 weeks rent £1153.84 / EPC rating B  
Holding deposit £230.76

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30, 000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY - IF A GUARANTOR IS REQUIRED THEY WILL NEED TO SHOW A TOTAL INCOME OF £36,000 TO MEET AFFORDABILITY FOR THIS PROPERTY

Contact TMS ESTATE AGENTS today to book your accompanied viewing.

**COMMUNAL**

Communal Entrance Hall  
Secure Entrance Door

**APARTMENT**

**ENTRANCE HALL**

Hard wood door, entry phone system, fitted carpet, two storage cupboards, radiator.

**LOUNGE 16'6" x 11'9" (5.05 x 3.6)**

Double glazed Patio Doors with Juliette Balcony and double glazed windows to side, carpet, 2 radiators.

**KITCHEN 14'4" x 7'8" (4.39 x 2.35)**

Double glazed window, range of wall drawer and base units, inset one and a half bowl stainless steel sink and mixer taps, integrated electric oven, inset gas hob with extractor over, wall mounted gas central heating boiler, space for fridge freezer and washing machine, vinyl floor.

**BEDROOM ONE 15'5" x 10'7" (4.72 x 3.25)**

Double glazed window, carpet, radiator.

**EN SUITE**

Frosted double glazed window, fully tiled shower cubicle, wash hand basin, low flush W.C, tiled floor, radiator.

**BEDROOM TWO 12'5" x 9'4" (3.81 x 2.87)**

Double glazed window, carpet, radiator.

**BATHROOM**

Frosted double glazed window, panelled bath, wash hand basin, low flush W.C, part tiled walls, tiled floor, radiator.

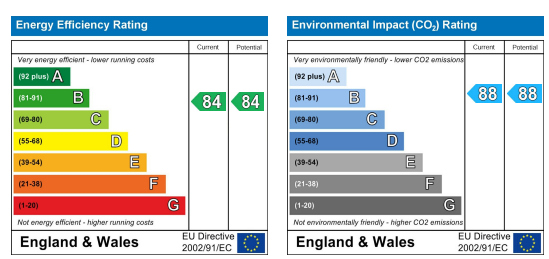
**EXTERNAL**

**Parking**

1 Allocated parking space.



**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.