



# TMS

## ESTATE AGENTS



## 34 Charlotte Place, Margate, CT9 1LP

**£750 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 £865.35 / Holding Deposit £173.07

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £22,500 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £27,000 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)**

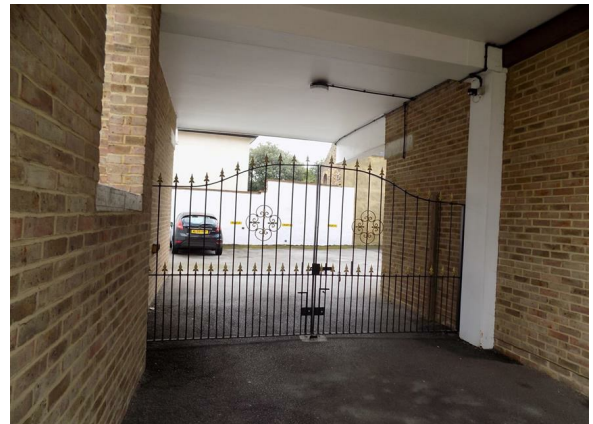
**KITCHEN 8'2" x 6'7" (2.502 x 2.012)**

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

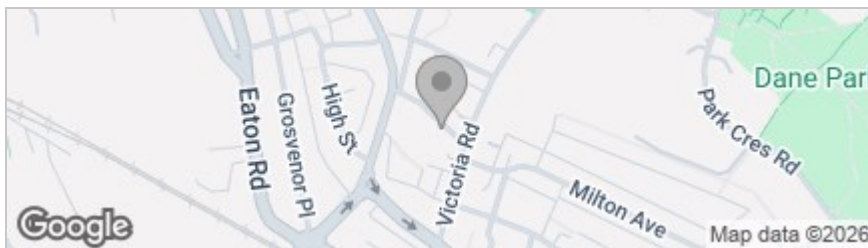
**BEDROOM 8'11" x 12'3" (2.736 x 3.748)**

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

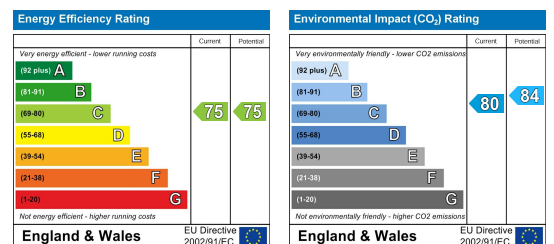
Includes bath, W.C, and wash basin



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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