



# TMS

ESTATE AGENTS



## 3 Hazelmaur Walk Nash Lane

, Margate, CT9 4PU

**£1,700 Per Month**



- BRAND NEW 4 BEDROOM HOUSE
- OFF STREET PARKING AND ELECTRIC CAR CHARGING
- ENSUITE TO MAIN BEDROOM
- GAS CENTRAL HEATING
- 3 STOREY LIVING
- VERY CLOSE TO QEQM HOSPITAL
- FULLY INTEGRATED KITCHEN
- CLOAK ROOM TO GROUND FLOOR
- DOUBLE GLAZING
- EPC - B / COUNCIL TAX - TBC



AVAILABLE IMMEDIATELY ~ PERFECT FOR ACCESS TO QEQM HOSIPTAL ~ BRAND NEW 4 BEDROOM HOUSE ~ PARKING

TMS ESTATE AGENTS are delighted to offer to the market this stunning NEW HOME ! Located on Nash Lane its the perfect location for easy access to the QEQM Hospital and Westwood Cross. There are excellent transport links close by and Margate Mainline Station offering fast links direct to London.

Arranged over 3 floors you will find the entrance hall and a spacious lounge / kitchen-diner with appliances and a cloakroom, to the first floor are 2 double bedrooms and a family bathroom and to the second floor 2 further double sized bedrooms with restricted headroom.

Externally there is a rear garden and off street parking to the front with electric car charge point.

Gas central heating and double glazing

Ideal for professional tenants or a family, the property is unfurnished and offered on a long term let. A small pet will be considered.

Council Tax band - TBC / EPC - predicted B / Deposit £1961.53 / Holding Deposit £392.30  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £51,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £61,200 PER ANNUM TO MEET AFFORDABILITY.

Contact TMS ESTATE AGENTS today to book your viewing, we are available 7 days a week

## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN / DINING / LIVING ROOM

30'5" x 13'4" x 9'9" (9.29 x 4.08 x 2.99)

5 ring gas hob

### FIRST FLOOR LANDING

### BEDROOM 1

13'4" x 10'5" (4.08 x 3.18)

### BEDROOM 2

13'5" x 8'5" (4.09 x 2.57)

### BATHROOM

### ENSUITE SHOWER ROOM

### SECOND FLOOR LANDING

### BEDROOM 3

13'4" x 10'11" x 6'8" (4.08 x 3.35 x 2.05)

The sizes show the length, width and narrowest point

### BEDROOM 4

13'4" x 11'3" x 6'8" (4.07 x 3.45 x 2.05)

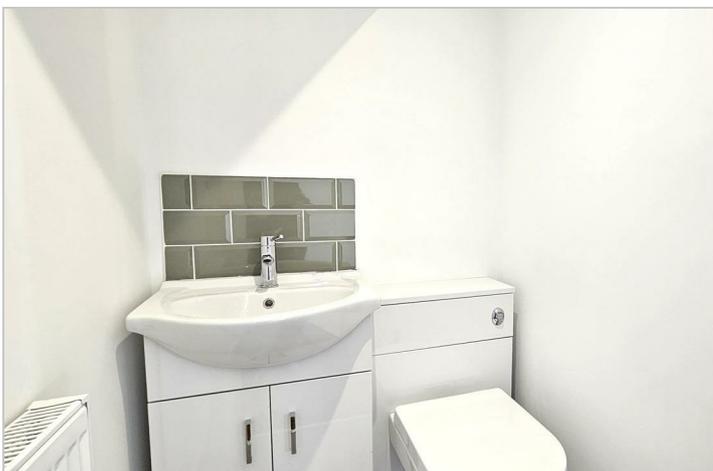
The sizes show the length, width and narrowest point

## EXTERNAL

### REAR GARDEN

### OFF STREET PARKING

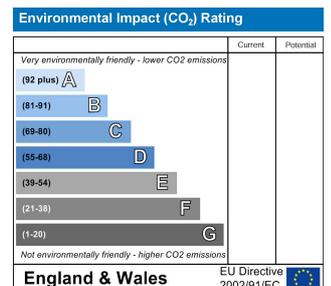
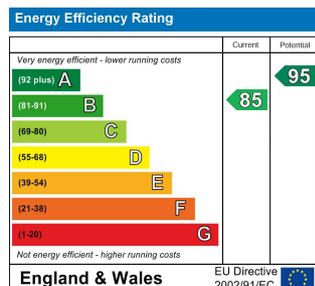
Electric car charging point





### Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.



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.