



# TMS

ESTATE AGENTS



High Street, Garlinge, CT9 5LN

**£980 Per Month**





## TWO BEDROOM FIRST FLOOR FLAT ~ VILLAGE LOCATION ~ LONG TERM LET ~ UNFURNISHED

TMS ESTATE AGENTS are delighted to offer to the market this two bedroom first floor flat, located close to local shops, bus routes and short distance to the sea front and a wide range of amenities close by. Westbrooks sandy bay is just over half a kilometre away and Margate's mainline station with fast link direct to London just over a kilometre away. Enjoy a stroll to Margate's cultural Old Town where you will find many independent cafes, bars and restaurants.

The property comprises of one double and one single bedroom, spacious lounge, fitted kitchen with oven and hob and fridge/freezer and washing machine and a modern shower room. The hallway is split level.

The property is offered unfurnished with full gas central heating and double glazing throughout.

This is a perfect home for a professional, single person or couple, who may need space to work from home, it is offered on a long term let and is unfurnished, unfortunately pets are not allowed.

Council Tax band A / Deposit = 5 weeks rent £1130.76 / Holding deposit £226.15 / EPC rating C  
For broadband speeds and phone coverage, please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,400 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY -

Contact TMS ESTATE AGENTS today to book your accompanied viewing.

Ground floor

Entrance Hall

First Floor

Landing

Lounge

15'8" x 10'9" (4.78 x 3.30)

Kitchen

11'6" x 8'8" (3.53 x 2.65)

Bedroom 1

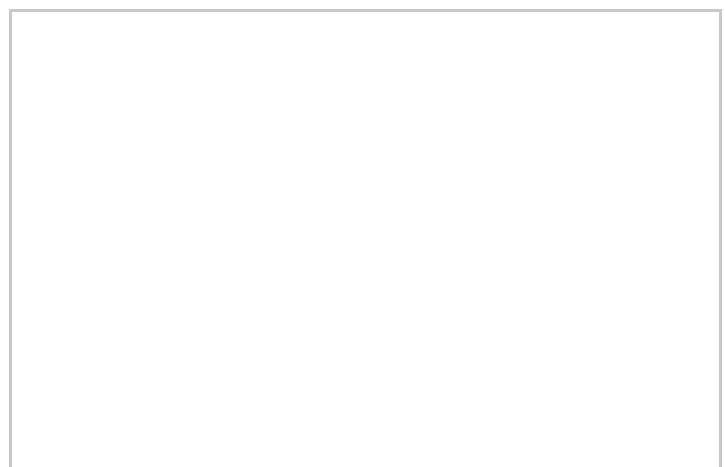
12'6" x 11'7" (3.83 x 3.54)

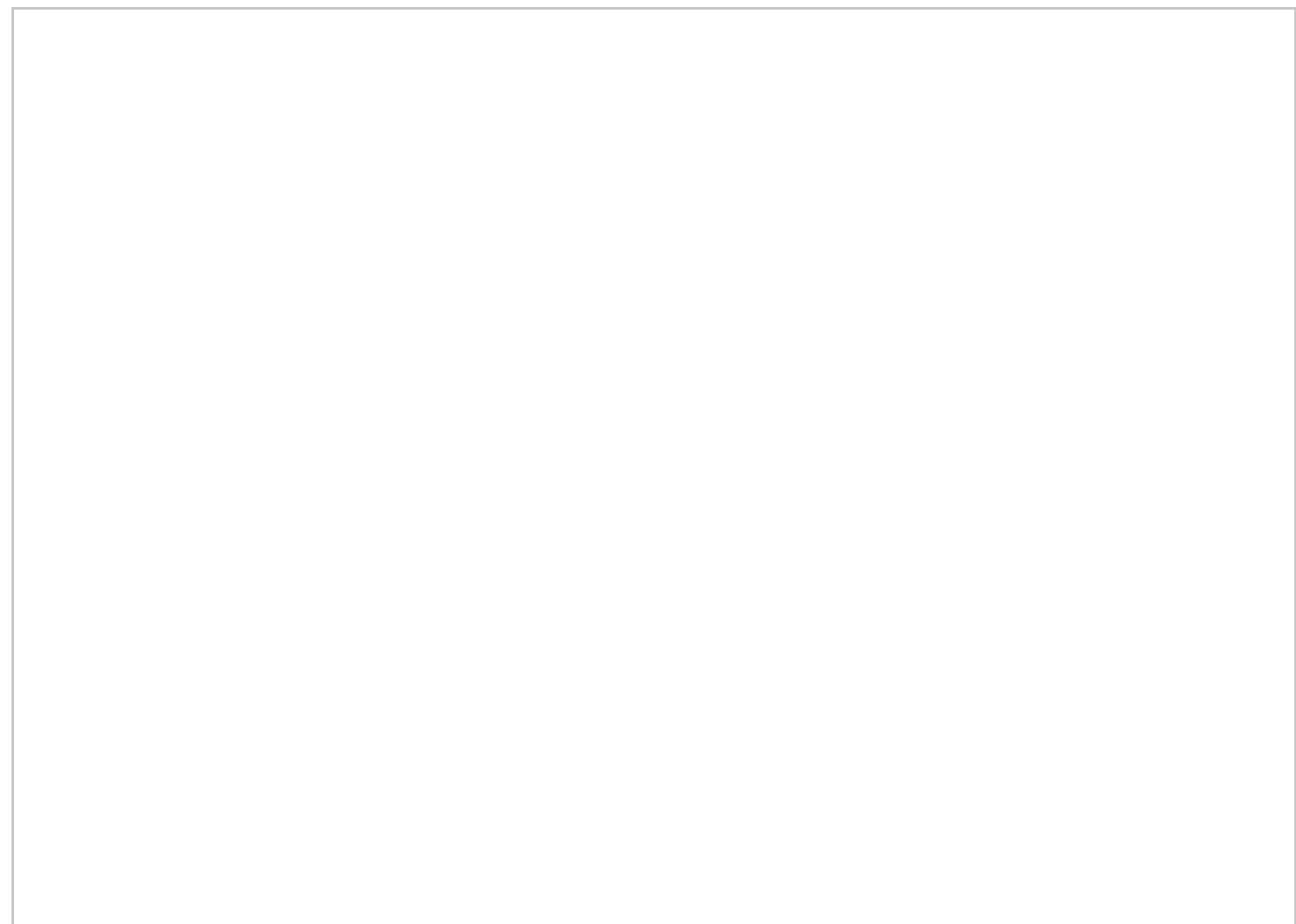
Bedroom 2

9'3" x 6'3" (2.83 x 1.91)

Shower Room

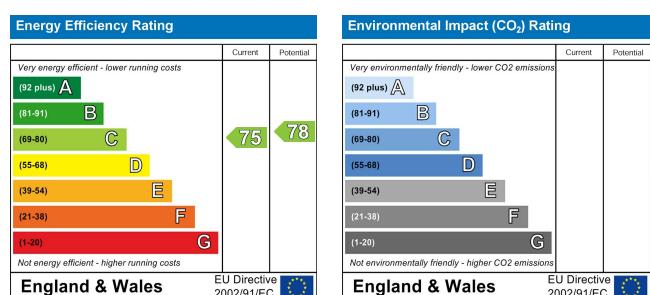
7'10" x 6'9" (2.40 x 2.07)





## 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.