



# TMS

## ESTATE AGENTS



278a Northdown Road, Margate, Kent, CT9 2PT

**£900 Per Month**



- 2 BEDROOM 1ST FLOOR FLAT
- CENTRAL LOCATION
- DOUBLE GLAZING & CENTRAL HEATING
- UNFURNISHED
- IDEAL FOR SHARERS/WORK FROM HOME

- ENSUITE TOILET ROOM & BATHROOM
- LONG TERM LET
- 1 PET CONSIDERED
- EPC - C/COUNCIL TAX - A
- CLOSE TO SHOPS & BEACHES



AVAILABLE MID-MARCH 2026 ~ SPACIOUS 2 BEDROOM FLAT ~  
CENTRAL LOCATION ~  
2 BATHROOMS ~ IDEAL FOR SHARERS OR WORK FROM HOME.

TMS ESTATE AGENTS are delighted to offer to the market this lovely first floor flat with two bedrooms in a great location for local shops and easy access to beaches and coastal walks.

The spacious property is on the first floor and has a split level landing with a large storage cupboard plumbed for a washing machine. There is a 19' lounge and 2 double bedrooms, one with an en-suite toilet room and the other has wardrobe space. The fitted kitchen has an integrated electric oven, hob and extractor, space for a dishwasher and fridge freezer.

This lovely property also enjoys gas central heating and double glazing throughout.

Situated on Northdown Road you will find a vast array of shops and cafe's. Old Town Margate is just a short walk away where you will find the bustling harbour and eclectic shops, cafe's and restaurants. Margate also offers a Mainline station with direct fast links to London St. Pancras for anyone who needs to commute to London.

With 2 bathrooms this property is ideal for professional sharers or a professional tenant who needs office space at home. The landlord will consider 1 small pet with adequate pet insurance in place.

Council Tax Band - A/ EPC - C /DEPOSIT 5 weeks rent £1038.45 /holding deposit £207.69.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £32,400.

Available Immediately, Call TMS ESTATE AGENTS on 01843 866055 (option 2) today to book your accompanied viewing.

## COMMUNAL ENTRANCE

Coded entrance door to communal hallway - stairs to first floor.

## APARTMENT

### Entrance hall

Entry phone system, Double glazed window to side, large cupboard plumbed for washing machine, fitted carpet

### Lounge 19'8" x 10'11" (6.0 x 3.33)

Double glazed bay window, fire surround, fitted carpet, radiator.

### Kitchen / Diner 13'4" x 9'2" (4.07 x 2.80)

Double glazed window, range of modern wall, drawer and base units, single drainer stainless sink and mixer taps, electric oven and hob with extractor over, space for dish washer and fridge freezer, laminate floor.

### Bedroom 1 13'1" x 7'6". (4.0 x 2.31.)

Double glazed window, fitted carpet, wardrobe storage cupboard, radiator.

### Bedroom 2

Double glazed window to rear, fitted carpet, radiator.

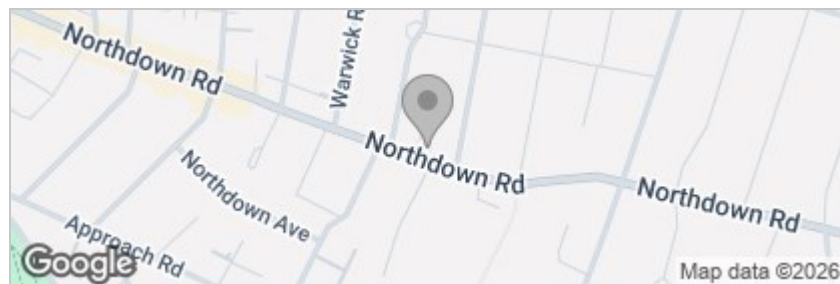
### En Suite Toilet Room

Wash hand basin, low flush W.C, vinyl floor, radiator.

### Bathroom

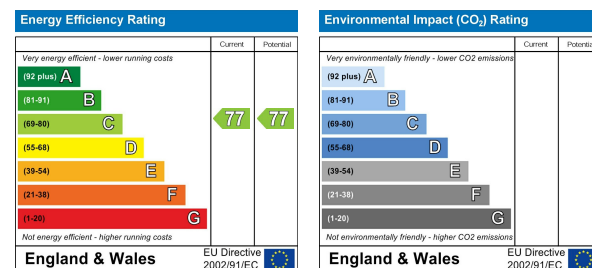
Frosted double glazed window, paneled bath with mixer taps and shower attachment, low flush W.C, pedestal wash hand basin,

## Area Map



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.

## Energy Efficiency Graph



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