



TMS

ESTATE AGENTS



Dane Gardens, Margate, CT9 3SD

£1,200 Per Month



- TWO DOUBLE BEDROOMS
- NEW FLOORING THROUGHOUT
- SPACIOUS KITCHEN/DINER
- FANTASTIC TRANSPORT LINKS
- COUNCIL TAX - C / EPC - C
- RECENTLY REDECORATED
- GREAT SIZED REAR GARDEN
- AVAILABLE - IMMEDIATELY
- 1.5 MILES INTO TRENDY OLD TOWN
- LONG TERM LET / UNFURNISHED



2 BEDROOM TERRACED HOUSE ~ AVAILABLE IMMEDIATELY ~ LONG TERM LET ~ UNFURNISHED

TMS ESTATE AGENTS are delighted to offer this well presented 2 bedroom home to the market for a long term let.

Recently redecorated throughout the property also enjoys new hard floors throughout. You will find to the ground floor a large entrance porch, lounge, and a bright and airy kitchen/diner with an integrated oven, hob and extractor.

To the first floor you'll find two well-proportioned double bedrooms. The main bedroom benefits from a spacious storage cupboard, while the second bedroom is also a generous size double. There is a separate toilet next to the bathroom with shower over the bath.

To the rear, the approximately 50ft garden, mostly laid to lawn, it also benefits from an outbuilding for storage and a concrete patio.

Dane Gardens is situated close to Dane Park, just minutes from Margate's sandy beaches, trendy Old Town with its indie cafés, and buzzing art scene. Margate train station is 2.1 miles away, London St Pancras can be reached in 90 minutes - perfect for commuters. Close by are schools for all ages.

The property is unfurnished and available for along term let, the landlord would consider 1 small pet.

Council Tax band C / Deposit = 5 weeks rent £1,384.61/ Holding deposit £276.92 / Council Tax C
For broadband and phone coverage, please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY -

Call TMS estate agents today, viewing is highly recommended!

Porch
6'2" x 5'1" (1.89 x 1.55)

Lounge
15'9" x 12'7" (4.82 x 3.85)

Kitchen/Diner
15'9" x 11'3" (4.82 x 3.43)

FIRST FLOOR

Main Bedroom
11'3" x 10'9" (3.43 x 3.28)

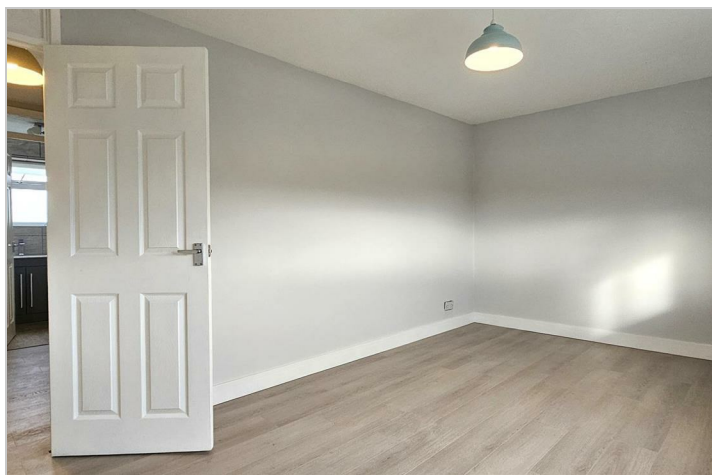
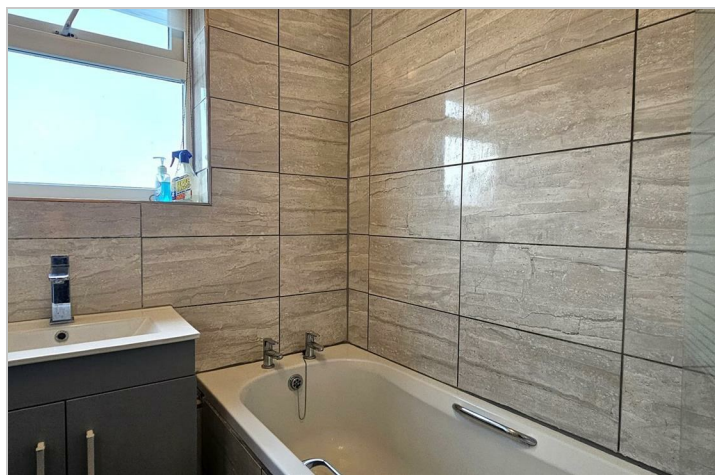
Bedroom Two
15'8" x 9'7" (4.78 x 2.93)

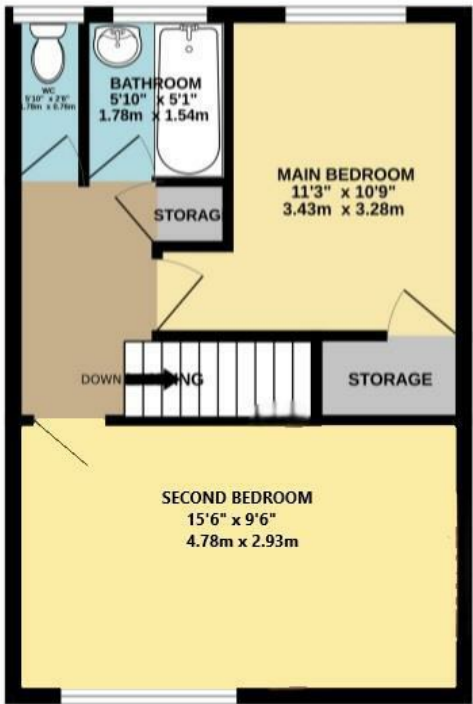
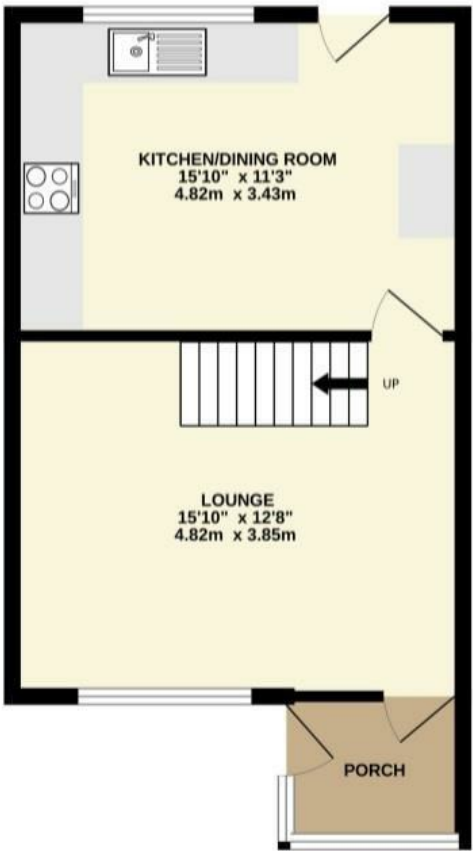
Bathroom
5'10" x 5'0" (1.78 x 1.54)

WC
5'10" x 2'5" (1.78 x 0.76)

EXTERNAL

Rear Garden





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	71	England & Wales	EU Directive 2002/91/EC	84

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.