



TMS

ESTATE AGENTS



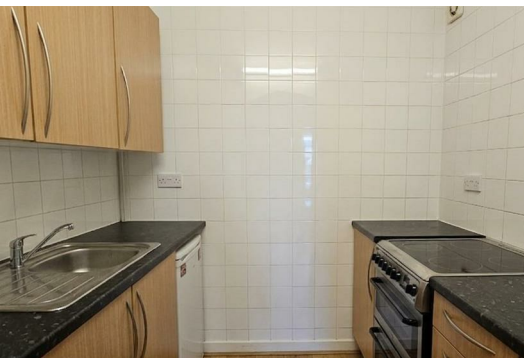
Homefern House, Cobbs Place, Margate, CT9 1JF

£925 Per Month



- 1 BEDROOM TOP FLOOR RETIREMENT FLAT
- OVER 60'S
- WATER RATES INCLUDED IN RENT
- EPC - C / COUNCIL TAX - A

- LIFT ACCESS TO ALL FLOORS
- COMMUNAL GARDENS / LOUNGE / LAUNDRY
- HEART OF MARGATE



RETIREMENT FLAT ~ MARGATE OLD TOWN ~ OVER 60'S

Don't miss out on this modern one bedroom Retirement flat for the over 60's in the highly sought after and well presented Homefern House in the heart of Margate. Situated just a stones throw from the town centre, there are excellent transport links with the Loop Bus and the beautiful old town of Margate is a short walk from the development, this property is not to be missed.

There is a secure entrance to the building and once inside the flat you will find a large lounge with a bay window over looking the maintained gardens, modern kitchen and bathroom with a low bath/shower

Rent also includes water rates, there is a business Manager on site during working hours for peace of mind and lifts to all floors.

The communal area is well presented and there is a comfortable communal lounge, a communal laundry and guest suite, there are also communal gardens to enjoy the sunshine in. Car parking is on a first come first served basis.

Council Tax band A / Deposit = 5 weeks rent £1148.05 - holding deposit £1067.30
For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,750 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

The apartment is fully double glazed with storage heaters.

Property is available long term so please call Oakwood Homes on today to arrange your internal viewing.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE 14'9" x 10'5" (4.5 x 3.2)

KITCHEN 7'3" x 5'4" (2.21 x 1.64)

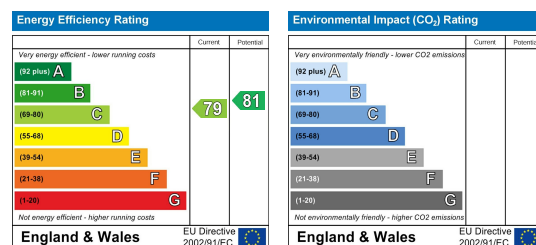
BEDROOM 11'5" x 8'9" (3.50 x 2.67)

SHOWER ROOM 6'9" x 5'4" (2.08 x 1.65)

EXTERNAL



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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