



# TMS

## ESTATE AGENTS



### 22 Westcliff Road, Margate, CT9 5DN

**£1,150 Per Month**

- 2 BEDROOM SPLIT LEVEL APARTMENT
- EN SUITE SHOWER ROOM
- WALKING DISTANCE TO MAINLINE STATION & TOWN CENTRE
- REFURBISHED THROUGHOUT
- EPC - C



- 1ST FLOOR
- OPEN PLAN KITCHEN AND LIVING AREA
- CLOSE TO WESTBOOK BAY & MARGATE SANDS
- COUNCIL TAX BAND -A
- UNFURNISHED LONG TERM LET



AVAILABLE IMMEDIATELY ~ RENOVATED THROUGHOUT ~ 2 BEDROOM 1ST FLOOR SPLIT LEVEL APARTMENT ~ CLOSE TO THE BEACH

TMS ESTATE AGENTS are pleased to offer this beautifully renovated 2 bedroom apartment to the market, situated on Westcliff Road just a stones throw from sandy Westbrook Bay and within very easy walking distance to Margate's main sands, the town centre and Margate's mainline station with fast links direct to London

The property is split level and to its first floor enjoys the main bedroom with en suite shower room, an additional double bedroom and a family bathroom, to the second floor is a spacious open plan living area and kitchen with lots of natural light.

Margate mainline station enjoys fast links direct to London for anyone who needs to commute and the A28 is close by which takes you out of Thanet towards Canterbury and the A299 to London.

Margate old town enjoys many eclectic cafes, bars, restaurants and Dreamland for music and there are coastal walks to neighbouring Westgate Bay and onto Minnis Bay and even Reculver.

Perfect for a professional couple or 2 people sharing, the apartment is unfurnished and offered on a long term basis

EPC rating B - Council Tax Band D - The Deposit is £1326.92 / Holding Deposit £265.38  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,500 ER ANNUM FOR AFFORDABILITY

Call TMS ESTATE AGENTS today to book your viewing.

## COMMUNAL HALLWAY

## APARTMENT

### HALLWAY

Stairs to lounge / kitchen / diner

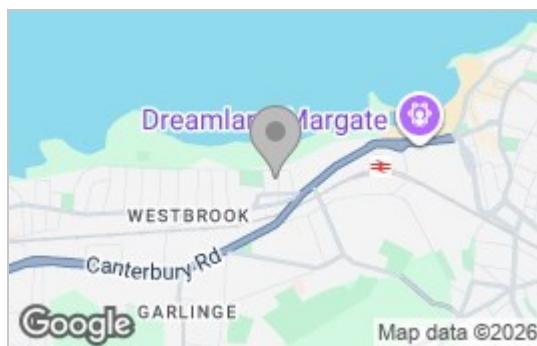
BEDROOM 2 9'7" x 8'9" (2.93 x 2.69)

BATHROOM 8'8" x 5'2" (2.65 x 1.60)

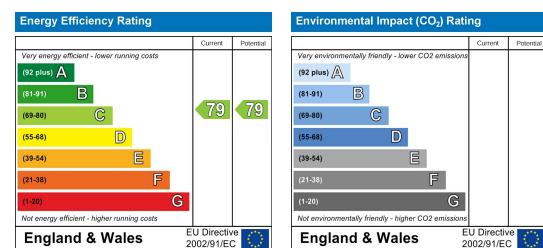
BEDROOM 1 12'3" x 11'0" (3.74 x 3.36)

### EN SUITE SHOWER ROOM

LOUNGE / KITCHEN / DINER 28'9" x 12'3" (8.77 x 3.74)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.