



Price

£1,800 PCM

Fees Apply



Available 29/02/24

Vicarage Place  
Margate CT9

*Wards*  
Helping you move forwards





## Main Features

- **Period townhouse**
- **Pretty courtyard garden**
- **Flexible accommodation**
- **Well presented**
- **Master bedroom en suite**
- **Close to the Old Town and Sea Front**



**Deposit required is £2,076.92**  
**Thanet District - Council Tax Band Tax Band B**

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/letting/our-tenancy-fees/](http://www.wardsofkent.co.uk/letting/our-tenancy-fees/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Thanet 01843 597600** ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

IMPORTANT INFORMATION: Please note that administration fees are charged in addition to the rent and security deposit. Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

**Entrance hallway**

**Lounge** 4.04 x 3.71

**Dining Room** 3.71 x 1.93

**Kitchen** 3.45 x 3.28

**Bathroom**

**Bedroom 4/ Family Room** 3.74 x 3.71

**Master Bedroom** 4.8 x 3.41

**En suite**

**Bedroom 2** 4.06 x 2.18

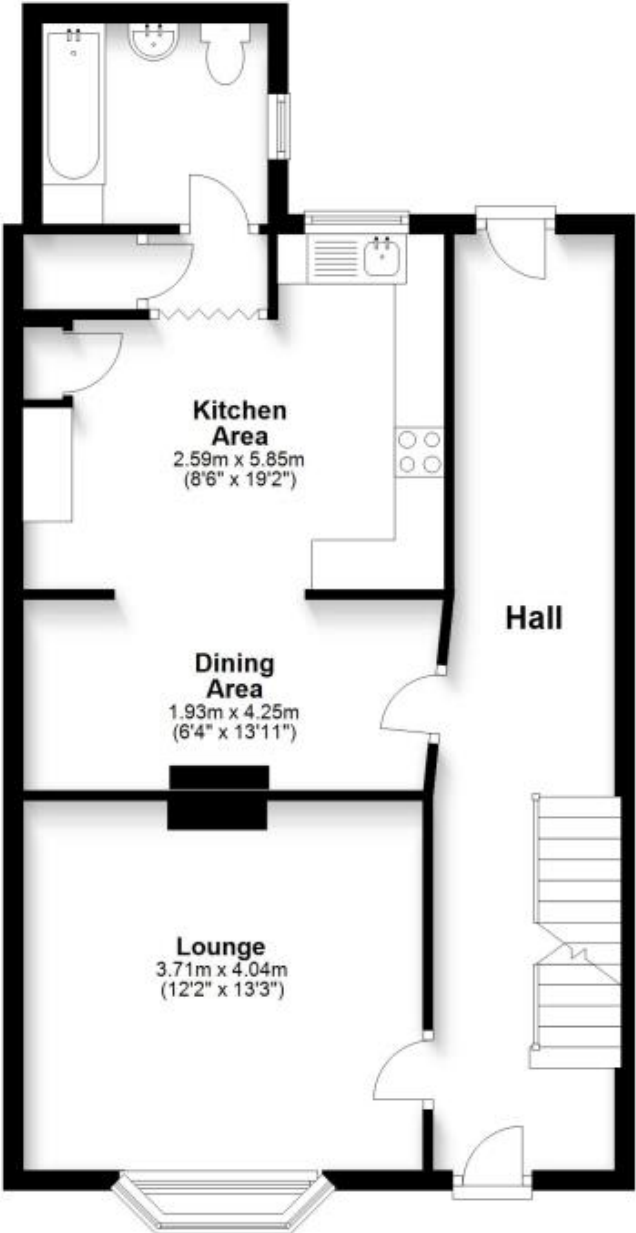
**Bedroom 3** 3.63 x 3.57

**Bedroom 5** 2.26 x 2.01



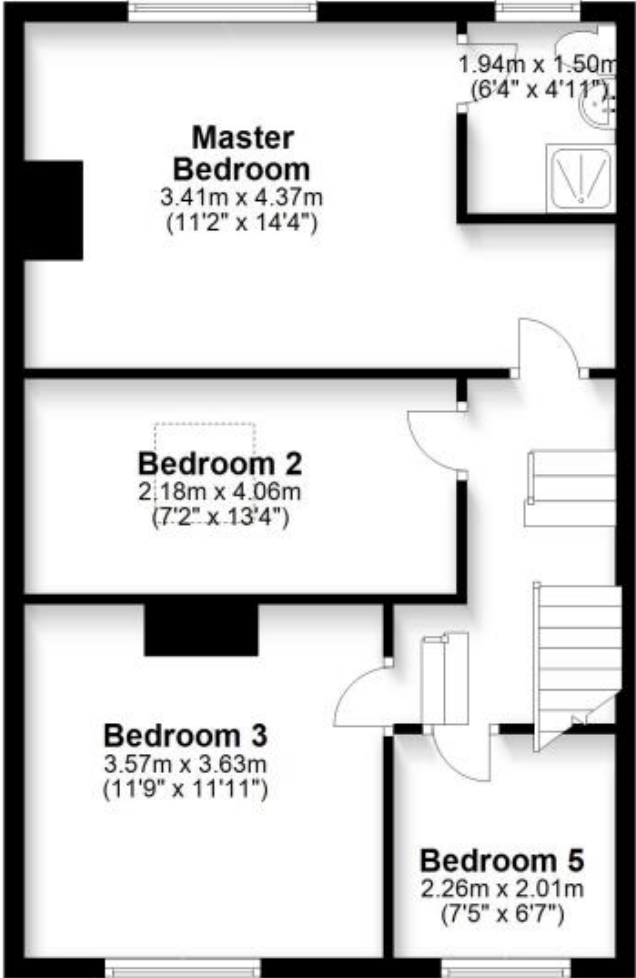
### Split Level Ground Floor

Approx. 64.3 sq. metres (692.4 sq. feet)



### Split Level First Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



### Lower Ground Floor

Approx. 21.1 sq. metres (226.7 sq. feet)



Total area: approx. 140.1 sq. metres (1508.3 sq. feet)