



TMS

ESTATE AGENTS



Paragon Street, Ramsgate, CT11 9JZ

£1,100 Per Month



- REFURBISHED PERIOD COTTAGE IN THE HEART OF RAMSGATE
- 2 DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- CLOSE TO ROYAL HARBOUR
- AVAILABLE IMMEDIATELY / 1 SMALL PET MAY BE CONSIDERED

- ARRANGED OVER 3 FLOORS
- LOWER GROUND FLOOR OFFICE ROOM
- EPC - E / COUNCIL TAX - A
- CLOSE TO MAINLINE STATION & TOWN CENTRE
- SITUATED IN RAMSGATES ARTISTIC QUARTER



2 BEDROOM REFURBISHED PERIOD COTTAGE WESTCLIFF RAMSGATE ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to offer to the market this beautifully refurbished period cottage arranged over 3 floor in the prestigious and sought after area of the west cliff in Ramsgate. Located close to Ramsgate's Royal Harbour with its eclectic assortment of art deco shops, bijou cafes, bars and restaurants, close to the Western Undercliff beaches and Ramsgate's beautiful sandy main sands.

Paragon street is a quaint Victorian Street with heaps of character and charm and is perfectly situated in Ramsgate's artistic quarter just off of Addington Street which was recently deemed by The Daily Telegraph to be the best shopping street for Christmas-on-Sea !

Just a short walk away you will find the more modern high street with shops and local amenities, excellent transport links around Thanet and the Mainline Railway Station which offers fast links direct to London St Pancras.

The property enjoys many original features and comprises to the ground floor the lounge, kitchen and bathroom, to the lower ground is a generous sized room ideal as an office, to the first floor are 2 double bedrooms. Externally there is a traditional walled courtyard garden with side access, power and a garden tap. Other befits include thermal boarding, new gas central heating boiler and newly insulated roof space.

Paragon Street is Ideally suited for a professional tenant who needs space to work from home. The landlord will consider 1 small pet.

Council Tax band A - EPC - E - The deposit is 5 weeks rent

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM FOR AFFORDABILITY FOR THIS RENT. PROPERTY.

Call TMS today to book your accompanied viewing we are available 7 days a week.

GROUND FLOOR

low flush W.C, storage cupboard, shelving, wood effect vinyl floor.

[Area Map](#)

ENTRANCE HALL

Hard wood door, stairs to first floor.

LOWER GROUND FLOOR

LOUNGE 10'11" x 10'2" (3.34 x 3.10)

Double glazed window, ornamental fireplace, carpet, picture rail, radiator.

OFFICE 10'10" x 9'7" (3.32 x 2.94)

Small glazed opening, tiled floor, shelving, washing machine, fridge, ornamental log burner, storage cupboard with gas meter.



KITCHEN 8'7" x 5'2" (2.64 x 1.58)

Double glazed window and door to garden, range of wall and base units, inset 2 ring electric hob and electric oven, single drainer stainless steel sink, space for a small fridge, laminate floor.

FIRST FLOOR

BEDROOM 10'2" x 9'10" (3.10 x 3)

Double glazed window, ornamental cast iron fire place, 2 storage cupboards, carpet, radiator.

INNER HALL TO LOWER GROUND FLOOR

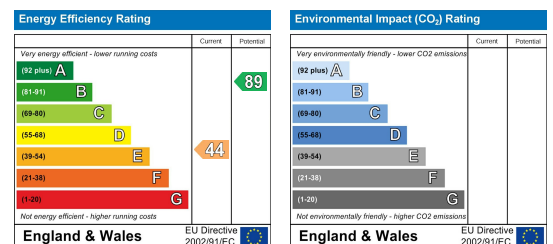
BATHROOM 5'9" x 5'5" (1.77 x 1.66)

Frosted glazed window, panelled bath with mixer taps and shower over, pedestal wash hand basin,

BEDROOM 9'9" x 8'5" (2.99 x 2.58)

Glazed sash window, ornamental cast iron fire place, 2 storage cupboards, carpet, radiator.

Energy Efficiency Graph



EXTERNAL

REAR GARDEN

Small Courtyard garden with side access.

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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