



The Atria, Apartment 6, 61 Queen Street, Ramsgate, CT11 9EL

Offers In The Region Of £215,000



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LUXURY APARTMENT WITH CONCIERGE & GYM! TMS Estate Agents are delighted to present Apartment 6 at The Atria, our exciting new development. PHASE ONE 40% ALREADY RESERVED!

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate. Distinctively offering both a gym, business hub and concierge service, a rarity in the region, less than a five minute walk to Ramsgate's Royal Harbour.

This impressive development will boast top-tier amenities and refined, tasteful luxury in one of the most picturesque seaside locations in the UK. The Atria will be a beacon of safety, with each floor serviced by lift access.

Every apartment in The Atria is fitted with top-of-the-range appliances and fittings. From fully fitted kitchens with integrated appliances and white quartz worktops, to the latest technology in clean air flow systems. Each apartment also benefits from an independent sprinkler system.

With light-filled open rooms, and customisable touches, The Atria's meticulously crafted design is one that perfectly balances modern living without removing the coastal charm of its setting.

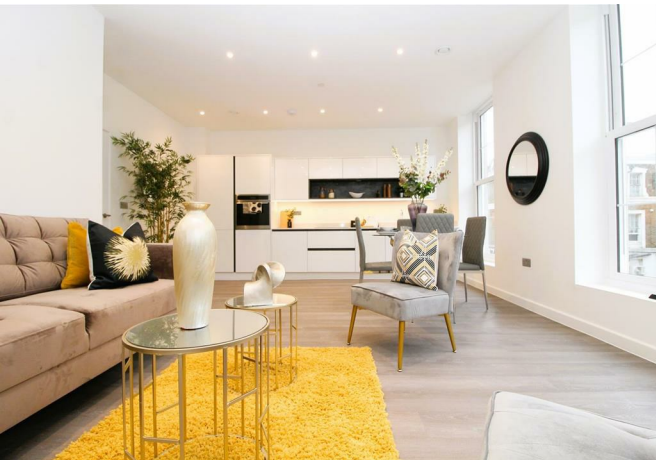
The 999-year lease allows buyers the flexibility to holiday let, offering others the chance to immerse themselves in this splendid seaside lifestyle. Whether you're sharing this majestic development with loved ones or those eager for a serene oceanic retreat, The Atria will ensure a harmonious balance for those dividing their time between the calming embrace of Ramsgate and the world beyond.

At the heart of the action, within minutes you're able to pick up your groceries at the local Waitrose - or if you're eating out, all the local bars and restaurants are close by. Less than a ten minute walk to Ramsgate's main sands Blue Flag beach, The Atria truly provides an unparalleled living experience. Call TMS Estate Agents now to book your escorted viewing of our stunning show home.

Offers In The Region Of £215,000



- Luxury living at The Atria
- Concierge service and gym!
- 5 min walk to Ramsgate's Royal Harbour.
- Lift access to all floors
- Light-filled open rooms
- High specification apartments
- Holiday Lets Allowed
- 999-year lease
- Business hub & meeting rooms
- 9 minute walk to Ramsgate's main sands Blue Flag beach





Walk



Rental Values:

We would expect a holiday let value of £700 per week, given the location and the 2 gym memberships included in the service charge that can be transferred to guests staying at the apartment. We estimate an AST rental value of £1,100 per calendar month giving a return in excess of 6%.

On Site Amenities

The Atria will host an impressive selection of facilities to best complement your lifestyle including a fully equipped gym. The concierge team will provide an impeccable service to ensure the building's cleanliness. They will assist with holiday let services as well as managing the business hub and meeting rooms. A secure bicycle store is also available.

Contemporary Kitchen

Apartment 6 is fitted with a Bora self-extracting hob, Caple touch control oven, Caple column fridge/ freezer and Caple dishwasher. In the utility cupboard there is plumbing for a washer dryer.

Clean air flow system, MVHR

Mechanical ventilation with heat recovery. Benefits include:

- Improves indoor air quality
- Recovers up to 95% of the heat of the extracted air
- Can off-set heating costs and reduce fuel bills

An MVHR system is usually the preferred method in airtight homes as it extracts moist stale air and supplies fresh warmed filtered air into the home while recovering up to 95% of the heat of the extracted air.

MVHR systems improve indoor air quality throughout the home and can help reduce symptoms for asthma and allergy sufferers. The ventilation unit filters the incoming air to remove pollutants and insects and provides constant cleaned, warmed, fresh filtered air throughout the home.

Kitchen/Lounge/Diner	18'11" x 16'6" (5.78 x 5.04)
Bedroom	10'7" x 7'4" (3.24 x 2.24)
Shower Room	6'9" x 6'3" (2.07 x 1.91)

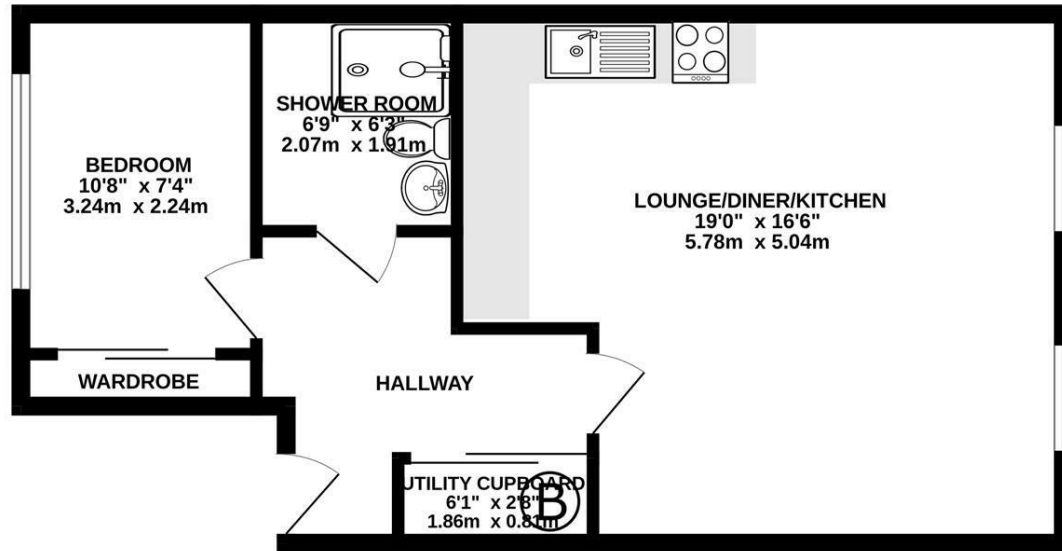
Agent's Notes

Every apartment at The Atria is unique. All images and virtual tours are for illustration purposes only.



Floor Plans

504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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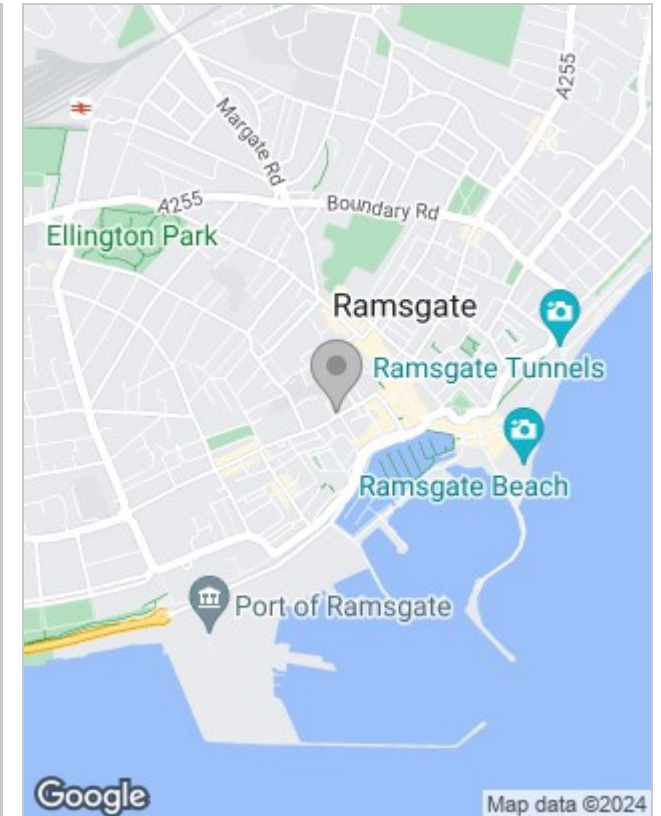
Viewing

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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

