



# TMS

## ESTATE AGENTS



### Granville House Victoria Parade, Ramsgate, CT11 8DF

**£1,000 Per Month**



- 2 DOUBLE BEDROOM APARTMENT IN HISTORIC BUILDING WITH SEA VIEWS
- LONG TERM LET / UNFURNISHED
- 4TH FLOOR APARTMENT
- EPC - E / COUNCIL TAX A
- WHITE GOODS
- RENOVATED THROUGHOUT
- PROFESSIONAL TENANTS
- LIFT TO ALL FLOORS
- NEW KITCHEN & SHOWER ROOM
- SORRY PETS NOT PERMITTED



AVAILABLE IMMEDIATELY ~ RENOVATED THROUGHOUT ~ 2 BEDROOM 4TH FLOOR APARTMENT WITH SEA VIEWS.

TMS ESTATE AGENTS are delighted to offer to the market this spacious 4th floor apartment in a beautiful historic building on the sea front of Ramsgate.

Granville House once a beautiful hotel dating back to the 1860's and designed by Edward Pugin is now an opulent residence still enjoying a grand entrance hall, sweeping staircase and stained glass windows. There is also a lift to all floors.

Currently being renovated throughout the apartment enjoys a new kitchen with white goods and a shower room with plunge shower, the entrance hall to the flat is an impressive 27' and the lounge has a feature fire surround, both bedrooms are good sized doubles. You will be able to enjoy sea views from all rooms.

Granville House is situated on Victoria Parade over looking the sea and the Royal Harbour, it is just 1.5km to Ramsgate train station which offers high speed links direct to London, making this ideal for professional tenants who need to commute. A short walk will take you to the Harbour where you can enjoy local restaurants, bars, the Marina, the golden sands and the high street with its many amenities.

Offered unfurnished and for a long term let this lovely apartment will make a perfect home for a working professional couple or 2 people sharing.

EPC Rating E - Council Tax A - 5 weeks deposit, unfortunately pets are not permitted.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30,000 PER ANNUM for affordability.

Available Immediately, Call TMS ESTATE AGENTS today to book your accompanied viewing, we are open 7 days a week.

COMMUNAL ENTRANCE HALL  
Lift to all floors

APARTMENT

ENTRANCE HALL

LOUNGE 13'3" x 12'3" (4.06 x 3.74)

KITCHEN 8'3" x 5'4" (2.54 x 1.64)

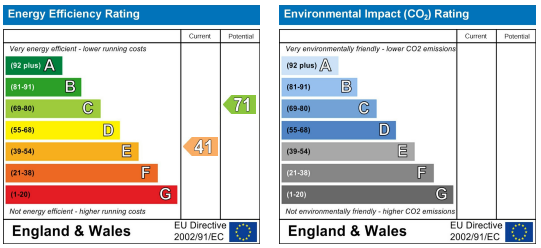
BEDROOM 1 14'7" x 8'4" (4.46 x 2.55)

BEDROOM 2 12'1" x 10'3" (3.70 x 3.13)

SHOWER ROOM



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.