



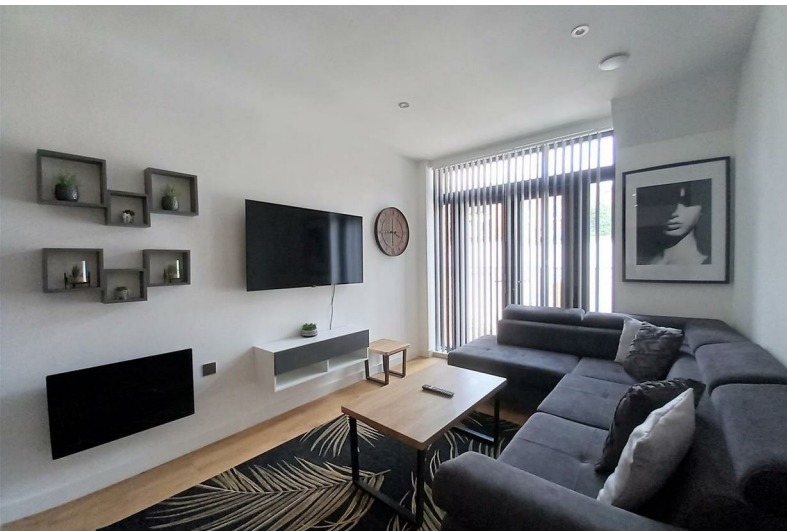
TMS

ESTATE AGENTS

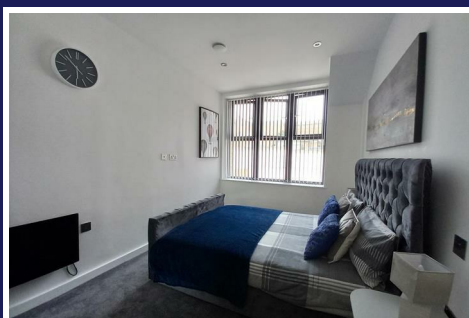


Queensbridge Drive Cavendish Street, Ramsgate, CT11 9TU

£1,300 Per Month



- 2 BEDROOM / 2 BATHROOM APARTMENT
- BARS, RESTAURANTS AND LOCAL AMENITIES NEARBY
- EN SUITE SHOWER TO MAIN BEDROOM
- PROFESSIONAL TENANTS / SORRY NO PETS
- CLOSE TO ROYAL HARBOUR
- CENTRAL RAMSGATE
- TWO DOUBLE BEDROOMS
- INTERGRATED BOSCH APPLIANCES
- COUNCIL TAX - C / EPC - D
- FURNISHED



AVAILABLE JULY 2024 ~ CENTRAL RAMSGATE ~ 2 BEDROOM 2 BATHROOM ~ GROUND FLOOR APARTMENT ~ FULLY FURNISHED

TMS Estate Agents are thrilled to bring to the market this Luxury TWO double bedroom apartment situated on Cavendish Street in the heart of Ramsgate which is home to the only Royal Harbour in the UK.

The Courthouse is the perfect location if you want to explore the eclectic mix of artisan and boutique shops or stroll along the award-winning sandy beaches and shoreline. Just over a mile away 'as the crow fly's' is Ramsgate mainline train station which enjoys a high speed service to London in just 74mins.

This FULLY FURNISHED apartment is comprised of a large entrance hall with a video & audio system, family sized bathroom with rainfall shower over bath, integrated television, single wash hand basin with vanity unit and W.C

There are TWO double bedrooms with the main offering a modern en-suite fitted shower room and the open planned living room/kitchen which enjoys a modern combination of integrated Bosch appliances such as a wine cooler, combined oven & grill, induction hob, fridge freezer and the washer dryer. The spacious lounge enjoys a Juliette balcony.

The court House is available for a long term let and is FULLY FURNISHED, unfortunately under the terms of the lease pets are not permitted. This is an ideal property for professional tenants who may work from home or need to commute to London.

Council Tax Band C / Deposit = 5 weeks rent £1534.61 / Holding deposit £306.92 / EPC rating D
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,900 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY.

Call TMS ESTATE AGENTS today on to book your accompanied viewing, we are available 7 days a week

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

9'10" x 5'11" (3.01 x 1.81)

LOUNGE / KITCHEN

24'2" x 12'10" (7.39 x 3.93)

BEDROOM 1

18'0" x 9'3" (5.51 x 2.82)

ENSUITE SHOWER ROOM

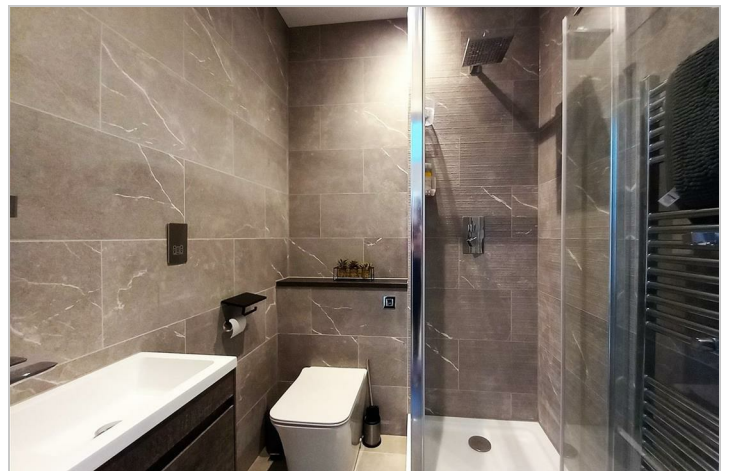
5'7" x 5'1" (1.72 x 1.57)

BEDROOM 2

14'4" x 8'9" (4.38 x 2.68)

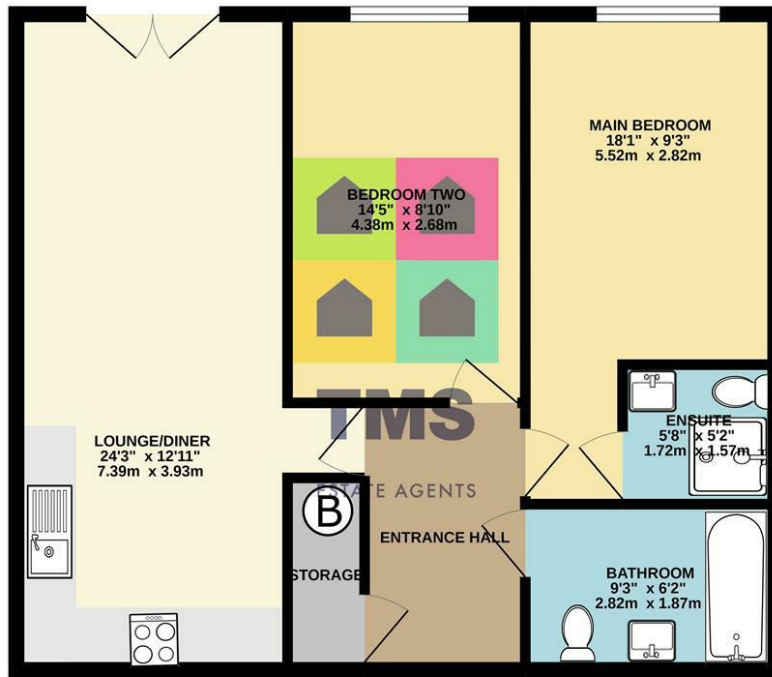
FAMILY BATHROOM

9'3" x 6'1" (2.82 x 1.87)





GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.3 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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