



TMS

ESTATE AGENTS



Homefleet House, Wellington Crescent, CT11 8JY

£875 Per Month



- GROUND FLOOR RETIREMENT FLAT
- WET ROOM
- HOUSE MANAGER
- AVAILABLE IMMEDIATELY
- EPC - C / COUNCIL TAX - A

- 1 BEDROOM
- OVER 60'S ONLY
- ELECTRIC HEATING
- PARKING & LAUNDRY ROOM
- UNFURNISHED / LONG LET



RETIREMENT FLAT ~ RAMSGATE ~ OVER 60'S ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to bring this one double bedroom ground floor flat in Homefleet House to the market.

The property consists of a lounge, kitchen, double bedroom and wet room and direct access to the communal gardens.

Other benefits include a communal lounge area, a communal garden, emergency pull cords, Communal parking for 1 car with a permit, and water rates included in the rent. There is a house manager within the building.

Locally you will find a bus stop just 100 yards; local shop 200 yards. There are weekly social activities including coffee morning, beetle drives, bridge, bingo, film nights, parties etc, organised by social committee, residents.

Tenants must be over 60 and pets are not permitted under the terms of the lease.

EPC is a C rating / Council tax is band A / deposit will be 5 weeks rent £1009.61 / Holding deposit £201.92 / Water Rates are included in the rent.

<https://checker.ofcom.org/> for broadband and phone coverage.

Don't delay, call TMS today, we are available 7 days a week,

COMMUNAL ENTRANCE

Communal Entrance security doors, lift to all floors, access to the communal lounge and exit doors to communal gardens.

APARTMENT

Lounge 16'0" x 10'0" (4.90m x 3.05m)
Double glazed patio door leading to small paved area and communal gardens fitted carpet, electric heater, pull cord.

Kitchen 6'11" x 4'11" (2.13m x 1.52m)
Range of fitted units, electric cooker which is gifted with the tenancy, space for a fridge freezer. vinyl floor.

Bedroom 12'0" x 8'0" (3.66m x 2.46m)
Double glazed window, fitted carpet, pull cord, electric heater.

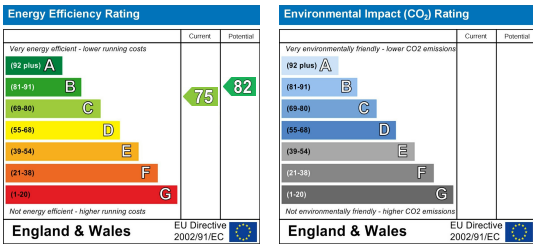
Wet Room 6'0" x 4'11" (1.83m x 1.52m)
Wet room with electric shower, wash hand basin, low flush W.C

EXTERNAL

Communal Gardens & Small patio
Parking
Communal Parking - A permit will be provided and must be displayed.



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.