



**The Atria, Apartment 25, 61 Queen Street, Ramsgate, CT11 9EL**

**5% Deposit Paid £195,000**

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# The Atria, Apartment 25, 61 Queen Street, Ramsgate, CT11 9EL

Hello first time buyer! How would you like to live in a NEW LUXURY APARTMENT WITH A 5% DEPOSIT CONTRIBUTION, CONCIERGE SERVICE & A GYM? TMS Estate Agents are delighted to offer you the opportunity to purchase with a special incentive\* You could spend some of the money you have been saving furnishing your beautiful new home. Imagine living in Apartment 25 at The Atria - every apartment is fitted with top-of-the-range appliances and fittings; fully fitted kitchens with integrated appliances and white quartz worktops. Each apartment also benefits from an independent sprinkler system.

With the latest technology in clean air flow systems, MVHR, can off-set heating costs and reduce fuel bills! Additionally, with a 10-year warranty in place, you can relax knowing that is one less thing to worry about.

Safety and security are paramount. The Atria features a key code video entry system, ensuring restricted access for added peace of mind. The lease is 999 years long and there is absolutely no ground rent to contend with. The Atria is serviced by lift access.

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate, less than a five minute walk to Ramsgate's Royal Harbour.

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.

\* The 5% Deposit Contribution incentive is only available to first-time buyers. The offer is open to UK residents, aged 18 plus. However, please note that this incentive will be subject to mortgage lender's conditions, approval and successful completion.

5% Deposit Paid £195,000



- 5% Deposit Contribution Incentive!
- Concierge service and gym
- 5 min walk to Ramsgate's Royal Harbour
- Lift access to all floors
- Video entry phone system
- High specification apartments
- Estimated rental yield nearly 8%
- 999-year lease
- Luxury living at The Atria
- 9 minute walk to Ramsgate's main sands Blue Flag beach



#### 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 £1,250 per calendar month giving a return of nearly 8%.

#### 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 25 is fitted with a Bora self-extracting hob, Neff oven, Caple column fridge/ freezer and Caple dishwasher. Neff microwave with hot air. 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.

#### Walk



Kitchen/Lounge/Diner

16'2" x 13'6" (4.94 x 4.12)

Main Bedroom

10'11" x 8'8" (3.33 x 2.65)

Shower Room

6'11" x 6'9" (2.12 x 2.07)

#### Agent's note:

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

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60  
seconds



Waitrose  
supermarket

5  
minutes



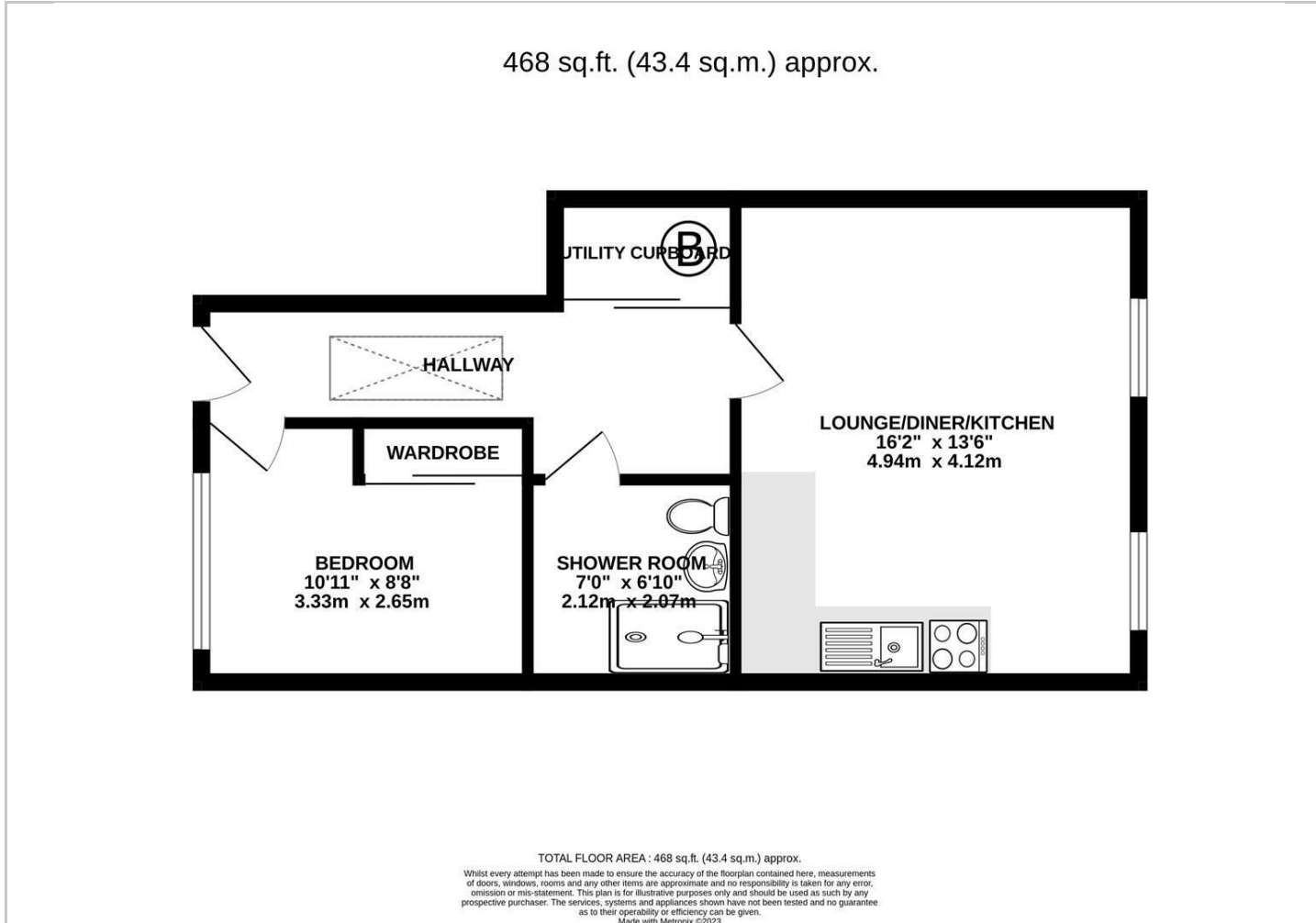
Ramsgate  
Royal Harbour

9  
minutes



Ramsgate Main  
Sands beach

## Floor Plans



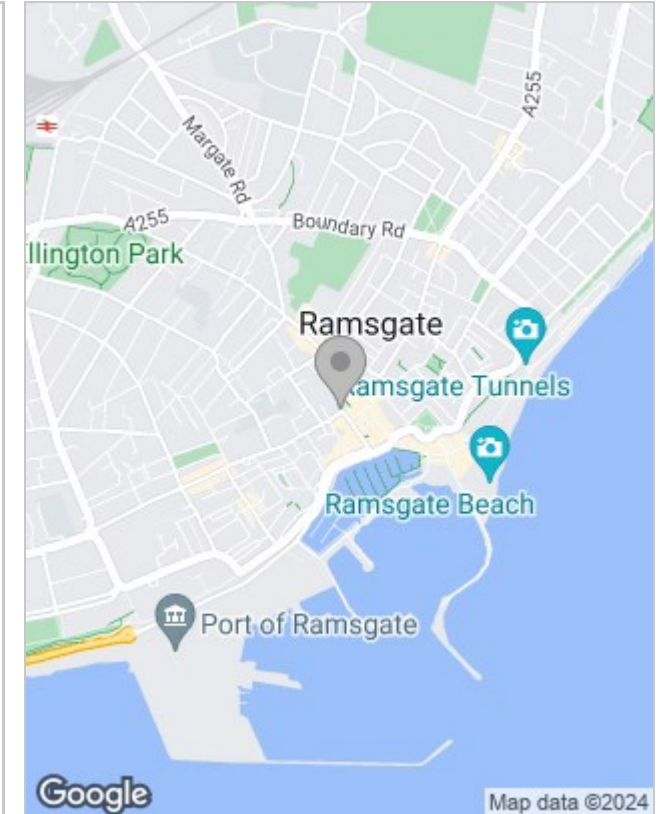
## Viewing

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

