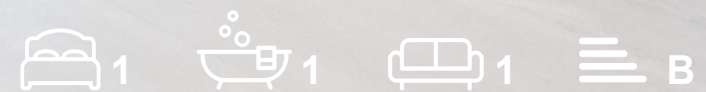




**The Atria, Apartment 17, Queen Street,
Ramsgate, CT11 9EJ**
Offers In The Region Of £240,000



LUXURY NEW APARTMENT WITH CONCIERGE & GYM! TMS Estate Agents are delighted to present Apartment 17 at The Atria, our exciting, avant-garde development.

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.





Rental Values:

We would expect a holiday let value of £700 per week, given the location and use of the resident's gym. We estimate an AST rental value of £1,300 per calendar month giving a return of nearly 7%.

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 17 is fitted with a Bora S Pure self-extracting hob, Neff N50 60cm Built-in oven, Neff N 50 60cm Built-in microwave oven with hot air, Caple column fridge/ freezer and Caple dishwasher. In the utility cupboard there is plumbing for a washer dryer.

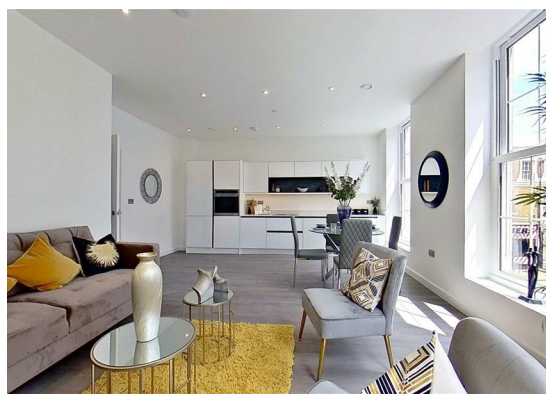
Clean air flow system, MVHR

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

22'2" x 15'5" (6.77 x 4.71)

Bedroom

11'11" x 11'5" (3.64 x 3.50)

Bathroom

7'7" x 7'3" (2.32 x 2.21)

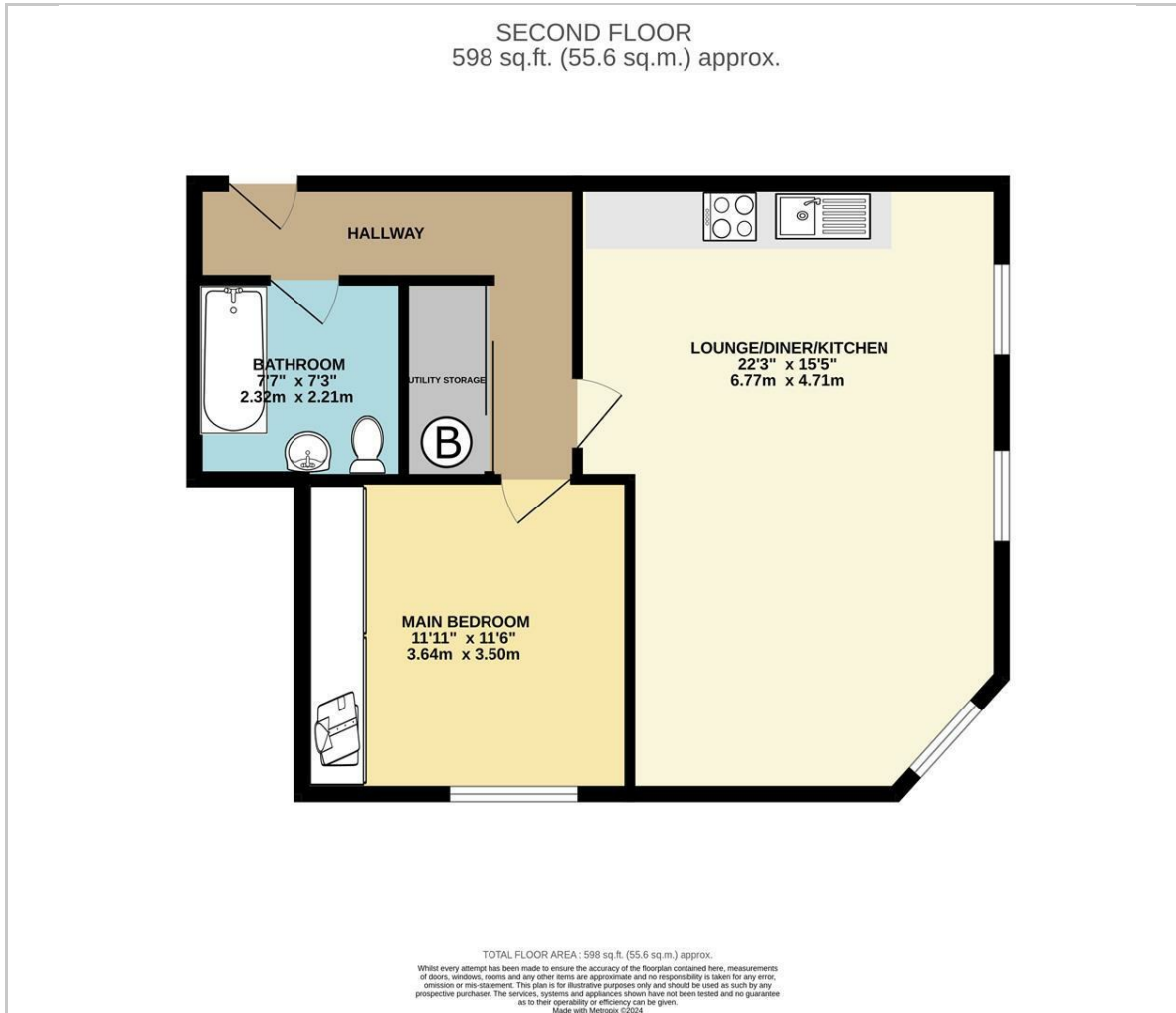
Agent's Note:

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



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

Floor Plan



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.

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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Area Map



Energy Efficiency Graph

