



TMS

ESTATE AGENTS



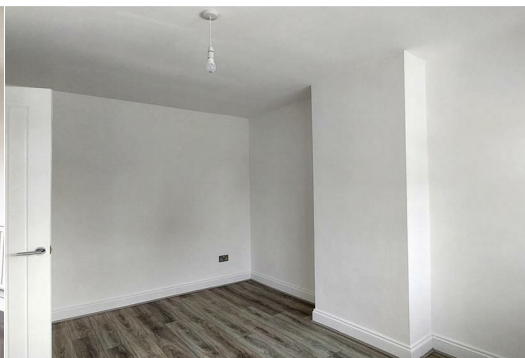
Charlton Close, Ramsgate, CT12 6QE

£1,250 Per Month



- 2 BEDROOM HOUSE
- LONG TERM LET / UNFURNISHED
- AVAILABLE MID AUGUST 2024
- SUNNY GARDEN
- COUNCIL TAX B / EPC - D

- OFF STREET PARKING
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- CLOSE TO WESTWOOD CROSS
- ONE SMALL PET CONSIDERED



2 BEDROOM HOUSE ~ OFF STREET PARKING ~ CLOSE TO WESTWOOD CROSS ~ UNFURNISHED ~ AVAILABLE MID AUGUST 2024.

TMS ESTATE AGENTS are delighted to be able to offer this well presented, spacious 2 bedroom house to the market with off street parking, there is also unrestricted street parking to the surrounding area.

Charlton Close is situated in a quiet cul-de-sac just a short distance to Westwood Cross, good transport links and local amenities. Ramsgate town centre is easily accessible where you can enjoy the, Royal Harbour with its many restaurants, cafes and bars or enjoy Ramsgate's lovely sandy beach.

To the ground floor is a separate lounge and and spacious open-plan kitchen and dining area with integrated appliances. To the first floor are 2 spacious double bedrooms and a bathroom with shower over the bath.

Externally there is a sunny rear garden accessed from the kitchen with side access to the front.

Other benefits include gas central heating and double glazing

This lovely home is offered unfurnished and would ideally suit a professional couple. One small pet will be considered. The landlord has advised though that this property is not suitable for children.

Council Tax band B / Deposit = 5 weeks rent £1442.30 / EPC rating D / holding deposit £288.46
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £37,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY

Contact TMS ESTATE AGENTS today to book your accompanied viewing, our offices are available 7 days a week.

GROUND FLOOR

ENTRANCE HALL

LOUNGE 13'11" x 10'7" (4.26 x 3.23)

KITCHEN / DINER 19'8" x 8'11" (6.00 x 2.73)

FIRST FLOOR

LANDING

BEDROOM 1 14'0" x 10'7" (4.28 x 3.25)

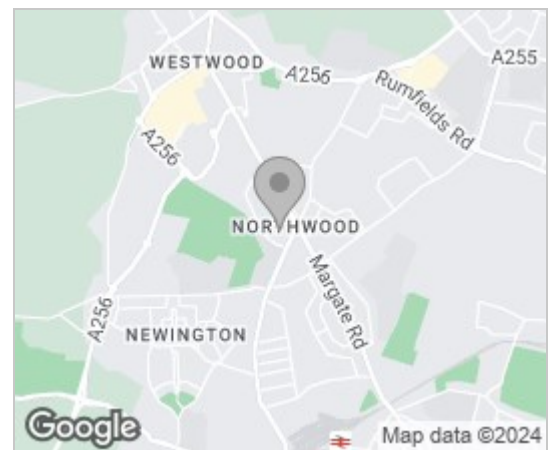
BEDROOM 2 12'9" x 8'7" (3.90 x 2.62)

BATHROOM 6'7" x 5'6" (2.03 x 1.69)

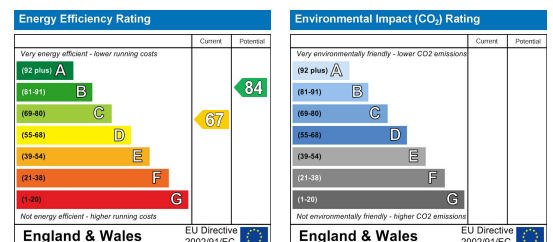
EXTERNAL

REAR GARDEN 39'2" x 23'1" (11.96 x 7.06)

PARKING TO THE FRONT



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.