



# TMS

## ESTATE AGENTS



### Flat 4, 119 Southwood Road CT11 0AZ

**£1,000 Per Month**



- 2 BEDROOM FIRST FLOOR APARTMENT
- B RATED EPC / COUINCIL TAX - B
- AVAILABLE AUGUST 2024
  
- PETS ARE NOT ALLOWED
- LONG TERM LET

- ALLOCATED PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WALKING DISTANCE TO HARBOUR & HIGH STREET
- INTEGRATED APPLIANCES
- CLOSE TO RAMSGATE MAINLINE STATION



TMS Estate Agents are pleased to offer to the market this lovely 2 bedroom first floor flat.

Ideally situated for easy access to the Royal Harbour, Ramsgate railway station and the town centre. The property comprises open plan lounge and modern white kitchen with integrated electric oven, hob, washing machine and fridge freezer, a spacious hallway, 2 bedrooms and a modern white bathroom suite with shower over the bath.

Externally there is a parking space to the rear of the building and unrestricted parking to the street in front.

Added benefits to consider are double glazing through out and gas central heating.

The property would best suit a professional couple or a small family with 1 child. If you are in receipt of benefits you will need a working guarantor.

Council Tax band B / Deposit = 5 weeks rent £1153.84 / Holding deposit £230.76 / EPC rating C  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY

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

## Property

### Entrance Hall

Fitted Carpet, entry phone system, radiator.

### Reception

20' 3" x 11' 6" (6.17m x 3.51m) Open Plan to kitchen, double glazed window to front, carpet, radiator.

### Kitchen

Open plan to lounge, range of modern wall, drawer and base units with wood effect work surface, single drainer stainless steel sink with mixer taps, integrated electric oven, hob and extractor, integrated washing machine and fridge freezer, laminate floor.

### Bedroom 1

11' 9" x 10' 2" (3.58m x 3.10m) Double glazed window to rear, carpet, radiator.

### Bedroom 2

10' 11" x 6' 11" (3.33m x 2.11m) Double glazed window to rear, carpet, radiator.

### Bathroom

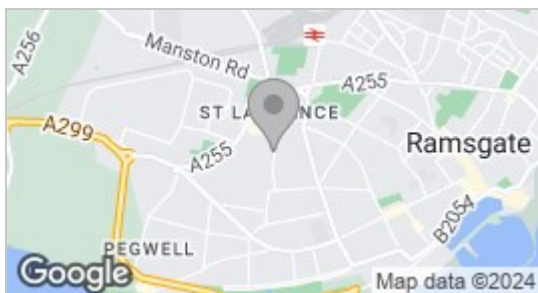
Fully tiled bathroom with P shaped bath with plunge shower and hand held shower over, vanity wash hand basin, low flush w.c, tiled floor, illuminated mirror.

### External

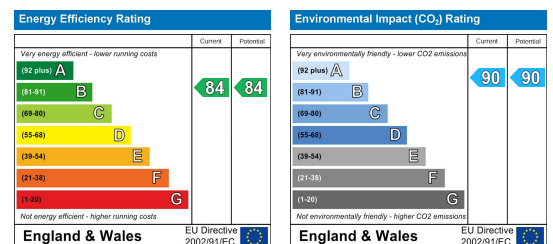
### Parking Space

1 Parking space to the rear.

## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

