



TMS

ESTATE AGENTS



35 St Mildreds Road, Ramsgate, CT11 0EF

£1,000 Per Month



- 2 BED GROUND FLOOR FLAT
- GAS CENTRAL HEATING
- C RATED EPC / COUNCIL TAX B
- UNFURNISHED
- INTEGRATED APPLIANCES

- GATED PARKING
- PROFESSIONAL TENANTS
- OPEN PLAN LOUNGE & KITCHEN
- CLOSE TO TOWN CENTRE & HARBOUR
- AVAILABLE SEPTEMBER 2024



TMS ESTATE AGENTS are pleased to offer this lovely ground floor TWO bedroom apartment situated in a modern gated development on the West Cliff of Ramsgate with private parking.

The property is unfurnished and enjoys 2 double bedrooms, an open plan lounge and kitchen, the kitchen is fully fitted with integrated appliances including a dishwasher, washing machine and fridge freezer, the bathroom has a bath with a shower over. There are fitted blinds throughout the apartment, gas central heating and double glazing.

Externally there is a parking space and communal areas.

St Mildred's Road is situated on the west side of Ramsgate and is in an ideal location for easy access to Ramsgate Town Centre for your shopping needs, and the Royal Harbour where you will find many bars and restaurants where you can enjoy watching the sun set.

Ramsgate Mainline Station is only a short distance and offers high speed links to London St Pancras for anyone that needs access to London. The A299 is also close by offering easy access to Canterbury, Folkestone, Dover and Deal.

This lovely home would be suitable for a professional couple or small family only. Unfortunately under the terms of the lease pets are not allowed.

EPC rating C - Council Tax Band B - The Deposit is £1153.84 / Holding Deposit £230.76
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30,000 PER ANNUM

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

Ground Floor

Entrance Hall

Video Entry Phone System, Fitted carpet, Storage Cupboard Housing Gas Central Heating Boiler, Radiator.

Lounge / Kitchen

17' 3" x 14' 10" (5.26m x 4.52m) Twin Double glazed windows with fitted blinds, fitted carpet, Radiator. Kitchen Area: Range of wall drawer and base units, integrated gas hob and electric cooker with extractor, integrated fridge freezer, integrated washing machine and dish washer.

Bedroom 1

13' x 9' 2" (3.96m x 2.79m) Double glazed window, fitted blinds, fitted carpets, radiator.

Bedroom 2

9' 2" x 7' 2" (2.79m x 2.18m) Double glazed window with fitted blinds, fitted carpets, radiator.

Bathroom

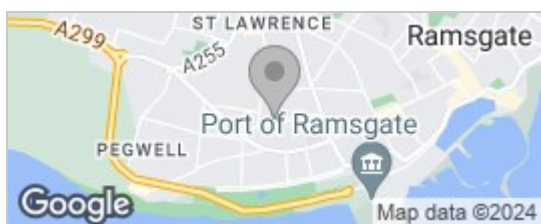
Panelled bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w.c.

External

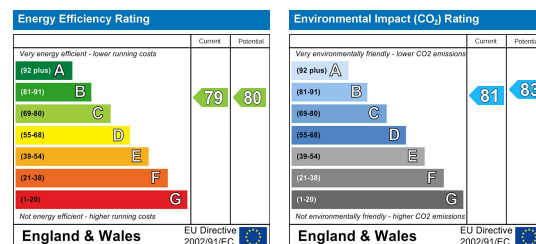
Parking

There is 1 allocated parking space for this flat.

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.



Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
 t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com