



TMS

ESTATE AGENTS



Canongate Court, Addington Street, Ramsgate, CT11 9HU

£1,100 Per Month



- LARGE 2 BEDROOM 3RD FLOOR APARTMENT
- ALLOCATED GATED PARKING
- FULLY INTEGRATED MODERN KITCHEN
- EPC - B / COUNCIL TAX BAND B
- LIFT ACCESS

- RAMSGATE TOWN CENTRE
- ENSUITE TO MAIN BEDROOM
- PART FURNISHED
- 6 MONTH TENANCY THEN PERIODIC
- CLOSE TO MAINLINE STATION



AVAILABLE IMMEDIATELY ~ 2 BED APARTMENT ~ CENTRAL RAMSGATE

TMS ESTATE AGENTS are pleased to present this charming apartment located just a stones throw away from Ramsgate's Royal Harbour, extensive range of cafes and restaurants and the beautiful sandy beach.

This property is situated on the 3rd floor which can be accessed by lift and boasts a bright, spacious lounge with a dining table and chairs, coffee table, desk chair and stand. There is a large, modern kitchen fitted with integrated fridge freezer, washing machine and dish washer. There are two good sized double bedrooms with the main bedroom enjoying an en-suite, double bed and wardrobes, there is also a family bathroom and gated secure parking.

This apartment is PART FURNISHED and is available for a 6 month tenancy with a view to a rolling contract thereafter

Situated in a prime location, this apartment offers easy access to all the amenities that Ramsgate has to offer. From quaint cafes to local shops, bars, restaurants and beautiful seaside walks, this property is ideal for those looking to immerse themselves in a vibrant community. As well as various leisure and recreational facilities conveniently situated near by, Ramsgate Train Station is also 1 mile away, which provides a high speed service to London.

This lovely apartment is perfect for a working professional tenant who may need to commute, unfortunately under the terms of the lease pets are not allowed.

Council tax band B / EPC - B / DEPOSIT 5 weeks rent £1269.20 / holding deposit £253.84
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY

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

ENTRANCE HALL

L Shaped Entrance Hall with hard wood flooring, loft access and storage, radiator and entry phone system

BEDROOM 1 15'1" x 9'8" (4.60 x 2.96)

Double glazed window with fitted blinds, fitted carpet, double bed and mattress, wardrobe, bedside table and lamp, radiator.

EN-SUITE

Fully tiled double shower cubicle, wash hand basin, tiled floor, W.C, radiator.

BATHROOM 10'9" x 7'2" (3.28 x 2.19)

L shaped bathroom with tiled floor, paneled bath with mixer taps, wash hand basin, W.C.

BEDROOM 2 9'8" x 8'10" (2.97 x 2.70)

Double glazed window with fitted blinds, fitted carpet and radiator.

LOUNGE 18'11" x 13'3" (5.78 x 4.06)

Twin double glazed windows with fitted blinds, hard wood flooring, 2 radiators, dining table and chairs, coffee table, desk chair and stand.

KITCHEN 13'5" x 7'11" (4.11 x 2.43)

Double glazed window with fitted blinds, wooden floor, range of wooden units with marble work surface, one and a half bowl sink, integrated electric oven and 5 ring gas hob, fridge freezer, washing machine and dish washer.

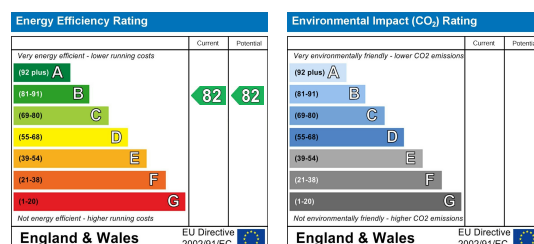
EXTERNAL

ALLOCATED PARKING FOR 1 CAR

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