



# TMS

## ESTATE AGENTS



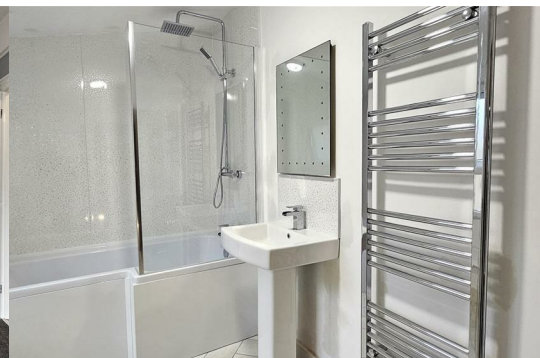
## Syndale Place, Ramsgate, CT11 8ER

**£1,170 Per Month**



- 2 BEDROOM TERRACED HOUSE
- INTEGRATED APPLIANCES
- LONG TERM LET / UNFURNISHED
- COUNCIL TAX BAND - B / EPC - TBC
- DOUBLE GLAZING & GAS CENTRAL HEATING

- RENOVATED THROUGHOUT
- CLOSE TO RAMSGATE TOWN CENTRE & MAINLINE STATION
- SORRY NO PETS
- 2 RECEPTION ROOMS
- COURTYARD GARDEN



## 2 BEDROOM TERRACED HOUSE ~ RENOVATED THROUGHOUT ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are pleased to offer to the market this beautifully presented 2 bedroom terraced house on Syndale Place, situated close to Ramsgate town centre and the main sands.

The property has been renovated throughout and boasts a fully integrated kitchen with dishwasher, fridge freezer, washing machine and oven & hob, there are 2 reception rooms, To the first floor there is a double bedroom and a large single room, the bathroom has a shower over the bath. The property benefits from gas central heating with a new boiler and double glazing.

Syndale Place is just half a kilometre to Ramsgate's Royal Harbour with its eclectic mix of independent traders, cafes, restaurants and bars, the beautiful main sands, and the high street with all the local amenities you would expect. Ramsgate mainline station is just over a kilometre away and offers fast links direct to London for anyone who needs to commute.

This lovely home is offered unfurnished and would ideally suit a professional couple or a small family with 1 child. This is a long term let and unfortunately pets are not permitted.

Council Tax band B / Deposit = 5 weeks rent £1350 / EPC - TBC / holding deposit £270  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 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.

### GROUND FLOOR

#### ENTRANCE HALL

LOUNGE 13'10" x 8'10" (4.22 x 2.71)  
Double glazed bay window, carpet, radiator.

DINING ROOM 12'0" x 9'3" (3.68 x 2.84)  
Double glazed window, carpet, under stairs storage, radiator.

KITCHEN 10'3" x 6'0" (3.13 x 1.84)  
Double glazed door and window to garden, range of wall drawer and base units, integrated fridge freezer, slimline dishwasher and washing machine, inset electric oven, hob and extractor, vinyl floor, radiator.

### FIRST FLOOR

#### LANDING

Carpet to stairs and landing

BEDROOM 1 12'0" x 11'3" (3.68 x 3.44)  
Double glazed windows to front, carpet, radiator.

BEDROOM 2 12'2" x 6'7" (3.72 x 2.03)  
Double glazed windows to rear, carpet, radiator.

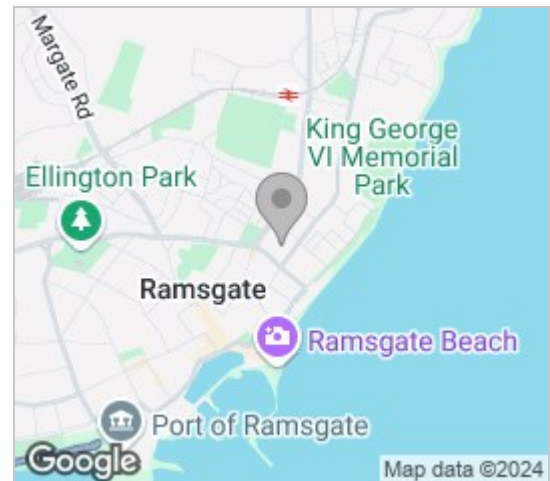
#### BATHROOM

Frosted double glazed window, panelled bath with shower over and screen, pedestal wash hand basin, low flush W.C, vinyl floor, heated towel rail, wall mounted central heating boiler.

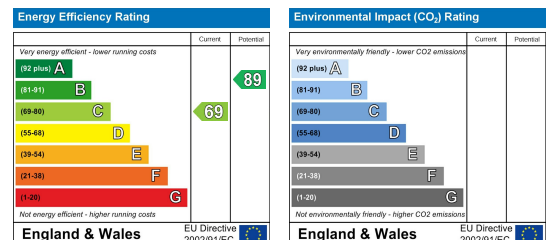
### EXTERNAL

#### REAR GARDEN

Paved courtyard garden.



### 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.