TMS ESTATE AGENTS

# Apartment 10, The Atria 61 Queen Street, Ramsgate, CT11 9EJ

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**£1,300**

- Luxury Living At The Atria
- 5min Walk To Ramsgate's Royal Harbour.
- Light-filled Open Rooms
- Long Term Let / Unfurnished or Furnished
- 9min Walk To Ramsgate's Main Sands Blue Flag Beach
- Concierge Service & Gym!
- Lift Access To All Floors
- High Specification Apartments
- EPC - B / Council Tax - TBC
- 22min Walk To Ramsgate's Mainline Station With Fast Links To London.

AVAILABLE IMMEDIATELY - LUXURY APARTMENT - TWO BEDROOMS & TWO BATHROOMS - WILL OFFER CONCIERGE & GYM!

TMS Estate Agents are delighted to present Apartment 10 at The Atria, our exciting new development available to let now!

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate. Distinctively, they will offer a gym, business hub and concierge service, a rarity in the region, less than a five minute walk to Ramsgate's Royal Harbour.
This impressive development will boast top-tier amenities and refined, tasteful luxury in one of the most picturesque seaside locations in the UK. The Atria will be a beacon of safety, with each floor serviced by lift access.

Every apartment in The Atria is fitted with top-of-the-range appliances and fittings. From fully fitted kitchens with integrated appliances and white quartz worktops, to the latest technology in clean air flow systems. Each apartment also benefits from an independent sprinkler system.

Perfect for working professionals who may require extra office space to work from home.

This is a long term let and is unfurnished

The council tax band is TBC / Deposit = 5 weeks rent £1500.00 / Holding deposit £300.00 / EPC – B https://checker.ofcom.org/ for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £46,800 PER ANNUM TO MEET AFFORDABILITY

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

## On Site Amenities

The Atria will host an impressive selection of facilities to best complement your lifestyle including a fully equipped gym. The concierge team will provide an impeccable service to ensure the building's cleanliness. They will assist with managing the business hub and meeting rooms. A secure bicycle store is also available.

## Clean air flow system, MVHR

Mechanical ventilation with heat recovery. Benefits include:
• Improves indoor air quality
• Recovers up to 95% of the heat of the extracted air
• Can off-set heating costs and reduce fuel bills
An MVHR system is usually the preferred method in airtight homes as it extracts moist stale air and supplies fresh warmed filtered air into the home while recovering up to 95% of the heat of the extracted air.
MVHR systems improve indoor air quality throughout the home and can help reduce symptoms for asthma and allergy sufferers. The ventilation unit filters the incoming air to remove pollutants and insects and provides constant cleaned, warmed, fresh filtered air throughout the home.

## Kitchen/Lounge/Diner 19'11" x 14'3" (6.09 x 4.36)

Apartment 10 is fitted with a Bora self-extracting hob, Caple touch control oven, Caple column fridge/ freezer and Caple dishwasher. In the utility cupboard there is plumbing for a washer dryer.

## Main Bedroom 13'0" x 10'5" (3.98 x 3.19)

## En-suite 7'2" x 5'8" (2.19 x 1.74)

## Bedroom Two 10'1" x 9'6" (3.09 x 2.90)

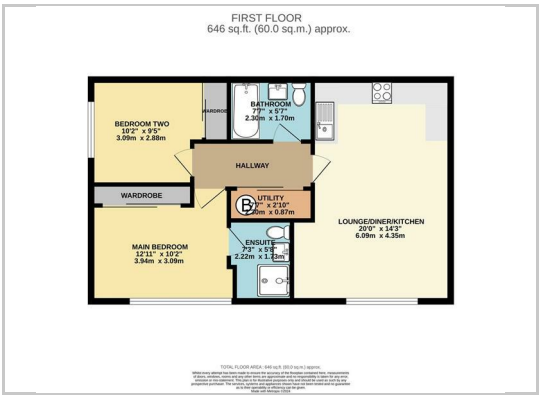
## Bathroom 7'6" x 5'7" (2.31 x 1.71)

## Agents Note

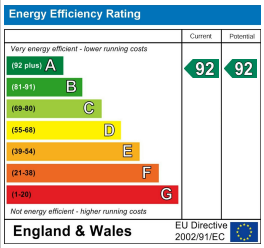
Agent's note: the landlord is happy to furnish the property for prospective tenants with a slight uplift in the rent to £1400 a month.

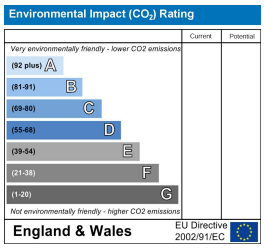
## Area Map

## Floor Plans




## Energy Efficiency Graph

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