



TMS

ESTATE AGENTS



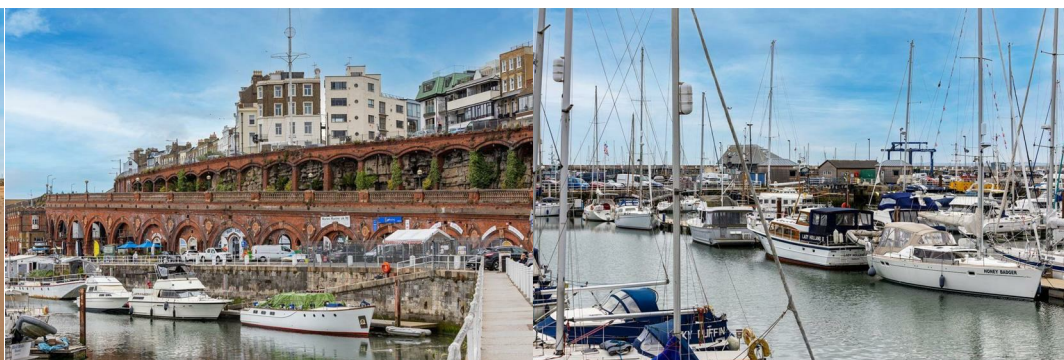
Apartment 12, The Atria 61 Queen Street

£1,100 Per Month



- Luxury living at The Atria
- 5 min walk to Ramsgate's Royal Harbour.
- Light-filled open rooms
- Long term let / Unfurnished
- Business hub & meeting rooms coming soon

- Concierge service and gym!
- Lift access to all floors
- High specification apartments
- 9 minute walk to Ramsgate's main sands Blue Flag beach
- EPC - B / Council Tax - TBC



AVAILABLE IMMEDIATELY ~ LUXURY NEW 2 BEDROOM APARTMENT ~ CENTRAL RAMSGATE

TMS Estate Agents are delighted to present Apartment 12 at The Atria, our exciting, avant-garde development.

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate.

Located less than a five minute walk to Ramsgate's Royal Harbour. This impressive development boasts tasteful luxury in one of the most picturesque seaside locations in the UK.

The apartment is fitted with top-of-the-range appliances and fittings including a fully fitted kitchen with integrated appliances and white quartz worktops, and the latest technology in clean air flow systems. The apartment also benefits from an independent sprinkler system. The Atria's meticulously crafted design is one that perfectly balances modern living without removing the coastal charm of its setting.

Immerse yourself in this splendid seaside lifestyle at the heart of the action, within minutes you're able to pick up your groceries at the local Waitrose - or if you're eating out, all the local bars and restaurants are close by. Less than a ten minute walk to Ramsgate's main sands Blue Flag beach, The Atria truly provides an unparalleled living experience.

Council Tax band TBC - EPC - B - The deposit is 5 weeks rent £1269.23 / 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 FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £39,600 PER ANNUM TO MEET AFFORDABILITY

Call TMS Estate Agents now. Available 7 days a week

Kitchen/Lounge/Diner 19'9" x 16'1" (6.045 x 4.908)

Apartment 12 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 13'8" x 6'10" (4.191 x 2.106)

Bedroom Two 13'9" x 8'11" (4.195 x 2.737)

Bathroom 5'10" x 7'5" (1.798 x 2.286)

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

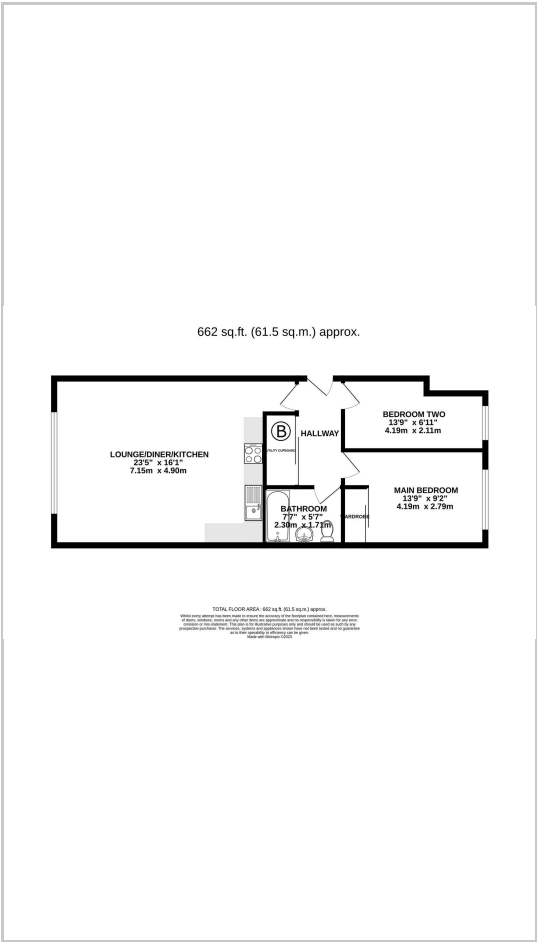
An MVHR system is usually the preferred method in airtight homes as it extracts moist stale air and supplies fresh warmed filtered air into the home while recovering up to 95% of the heat of the extracted air.

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.

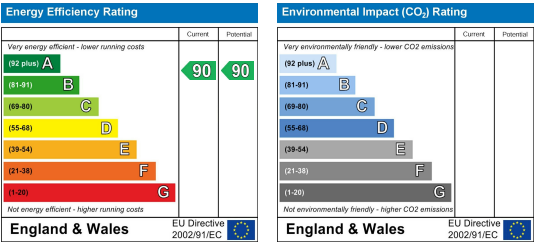
Area Map



Floor Plans



Energy Efficiency Graph



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