



# TMS

## ESTATE AGENTS



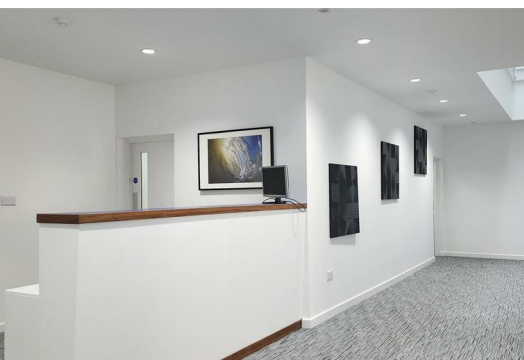
## The Atria, 61 Queen Street, Ramsgate, CT11 9EJ

**£925**



- AVAILABLE IMMEDIATELY
- EXCLUSIVE DEVELOPMENT
- HIGH SPECIFICATION APARTMENTS
- LONG TERM LET / UNFURNISHED
- 5 MIN WALK TO RAMSGATE'S ROYAL HARBOUR

- SUPERB 1 BEDROOM, 3RD FLOOR APARTMENT
- LIFT ACCESS TO ALL FLOORS
- CLEAN AIR FLOW SYSTEM
- EPC - B / COUNCIL TAX BAND TBC
- GYM COMING SOON



AVAILABLE IMMEDIATELY ~ LUXURY NEW 1 BEDROOM,  
3RD FLOOR APARTMENT ~ CENTRAL RAMSGATE

TMS Estate Agents are delighted to present this beautiful apartment 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.

1 pet may be considered.

Council Tax band TBC / EPC - A / The deposit is 5 weeks rent £11067.30 / holding deposit £213.46  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £29,250 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £35,100 PER ANNUM TO MEET AFFORDABILITY

Call TMS Estate Agents now. Available 7 days a week

Kitchen/Lounge/Diner 17'9" x 16'7" (5.42 x 5.07)  
Bora self-extracting hob, Neff oven, Caple column fridge/ freezer and Caple dishwasher. Neff microwave with hot air. In the utility cupboard there is plumbing for a washer dryer.

Main Bedroom 10'8" x 7'4" (3.26 x 2.26)

Shower Room 6'8" x 6'3" (2.05 x 1.91)

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

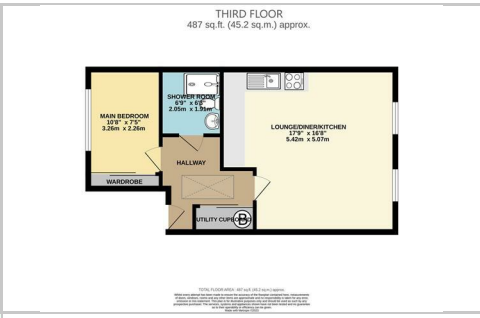
An MVHR system is usually the preferred method in airtight homes as it extracts moist stale air and supplies fresh warmed filtered air into the home while recovering up to 95% of the heat of the extracted air.

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.

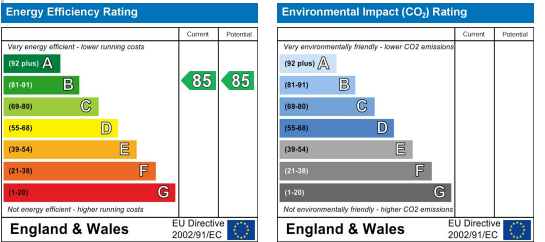
Agent's note:

Every apartment at The Atria is unique. All images and virtual tours are for illustration purposes only.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.