



# TMS

## ESTATE AGENTS



## Ryeland Way, Kingsnorth, Ashford, TN25 7FU

**£1,150 Per Month**



- TWO BEDROOM APARTMENT
- EN SUITE WITH SHOWER, W.C, BASIN
- COUNCIL TAX - B / EPC - B
- CLOSE TO ASHFORD INTERNATIONAL
- IDEAL FOR PROFESSIONAL TENANT

- AVAILABLE IMMEDIATELY
- INTEGRATED APPLIANCES
- SOUGHT AFTER LOCATION
- CLOSE TO WILLIAM HARVEY HOSPITAL
- NO PETS UNDER LEASE AGREEMENT





AVAILABLE IMMEDIATELY ~ 2 BEDROOM APARTMENT ~ PARKING  
~ CLOSE TO ASHFORD INTERNATIONAL & WILLIAM HARVEY  
HOSPITAL

TMS Estate Agents are thrilled to bring to the market this two bedroom apartment situated in a sought after location in close proximity to a host of amenities, including supermarkets, shops, and cafes, all of which are easily reachable by foot or public transport.

This spacious two bedroom apartment is situated on the highly sought after Ryeland Way development.

Offering Two double bedrooms, the main bedroom with ensuite shower room, bedroom two overlooks the front and would make an ideal home office if required.

The bathroom has a modern white suite with panelled bath and shower over, w.c and basin.

The spacious open plan living room and dining room has double doors and windows opening to the rear and the modern fitted kitchen has a fine range of wall and base units, work surface, inset sink, four ring gas hob with oven below, integrated fridge / freezer, dishwasher and washing machine.

Outside, there is an allocated parking space plus further visitor bays.

The apartment enjoys a private patio terrace with side pedestrian access.

This lovely property is ideally situated for easy access to William Harvey Hospital and there are excellent transport links as well, including Ashford International Station and links to the M20.

Ideal for working professional tenants, unfortunately pets are not permitted due to the lease restrictions of the building.

Council Tax band B / Deposit = 5 weeks rent £1326.92 / Holding deposit £265.38 / EPC rating B  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £41,400.

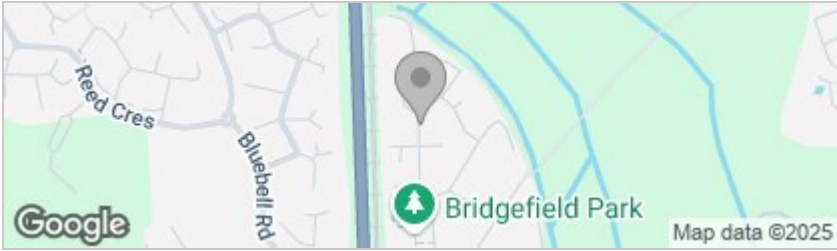
Call TMS ESTATE AGENTS today to book your accompanied viewing.



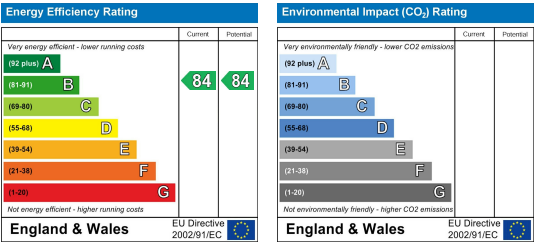
- EXTERNAL
- HALLWAY
- BATHROOM
- LOUNGE/KITCHEN
- BEDROOM 1
- EN SUITE
- BEDROOM 2



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.