



# TMS

ESTATE AGENTS



61 Queen Street, Ramsgate, CT11 9EJ

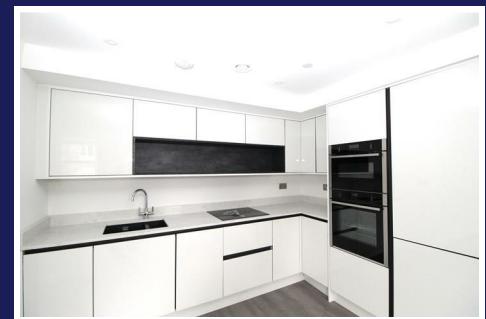
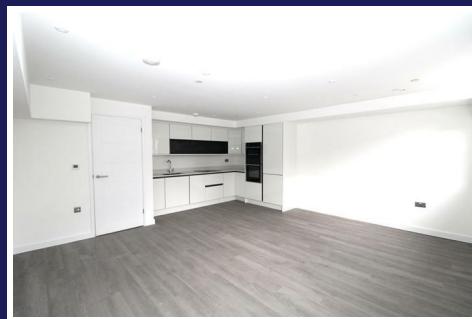
**£1,000 Per Month**



# Apartment 16, The Atria 61 Queen Street

, Ramsgate, CT11 9EJ

£1,000 Per Month



- AVAILABLE FROM END OF DECEMBER 2025
- EXCLUSIVE DEVELOPMENT
- 5 MINUTES WALK TO RAMSGATES ROYAL HARBOUR
- EPC - B / COUNCIL TAX - TBC
- 9 MINUTE WALK TO RAMSGATE'S MAIN SANDS BLUE FLAG BEACH
- 1 BEDROOM APARTMENT
- LIFT ACCESS TO ALL FLOORS
- LONG TERM LET / UNFURNISHED
- CLEAN AIR FLOW SYSTEM

AVAILABLE IMMEDIATELY ~ 1 BEDROOM APARTMENT ~ CENTRAL RAMSGATE

TMS Estate Agents are delighted to present Apartment 16 at The Atria, a 1 bedroom, 2nd floor apartment located less than a five minute walk to Ramsgate's Royal Harbour.

The apartment enjoys an open plan lounge and kitchen and is fitted with top-of-the-range appliances, there is a double bedroom and a modern shower room, the apartment also benefits from the latest technology in clean air flow systems.

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.

Unfortunately under the terms of the lease pets are not allowed.

Council Tax band A - EPC - B - The deposit is 5 weeks rent £1153.80 / holding deposit £230.76  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM

TOTAL INCOME OF £30,000 PER ANNUM FOR AFFORDABILITY FOR THIS RENT. IF YOU REQUIRE A GUARANTOR THEY WILL NEED TO SHOW A TOTAL MINIMUM INCOME OF £36,000.

Call TMS Estate Agents now to book your viewing

## Entrance Hall

In the utility cupboard there is plumbing for a washer dryer.

## Kitchen/Lounge/Diner

18'2" x 16'7" (5.55 x 5.06)

Integrated oven & self extracting hob, microwave, fridge freezer and dishwasher

## Bedroom

10'7" x 7'4" (3.25 x 2.25)

## Shower Room

6'9" x 6'3" (2.07 x 1.91)

## Clean air flow system, MVHR

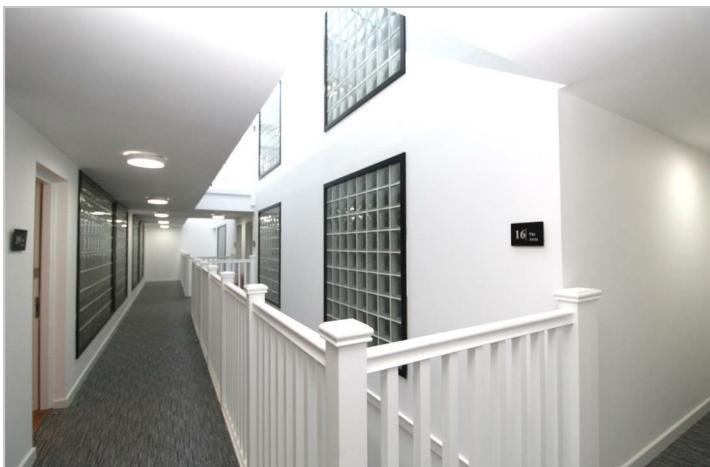
Mechanical ventilation with heat recovery. Benefits include:

- 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

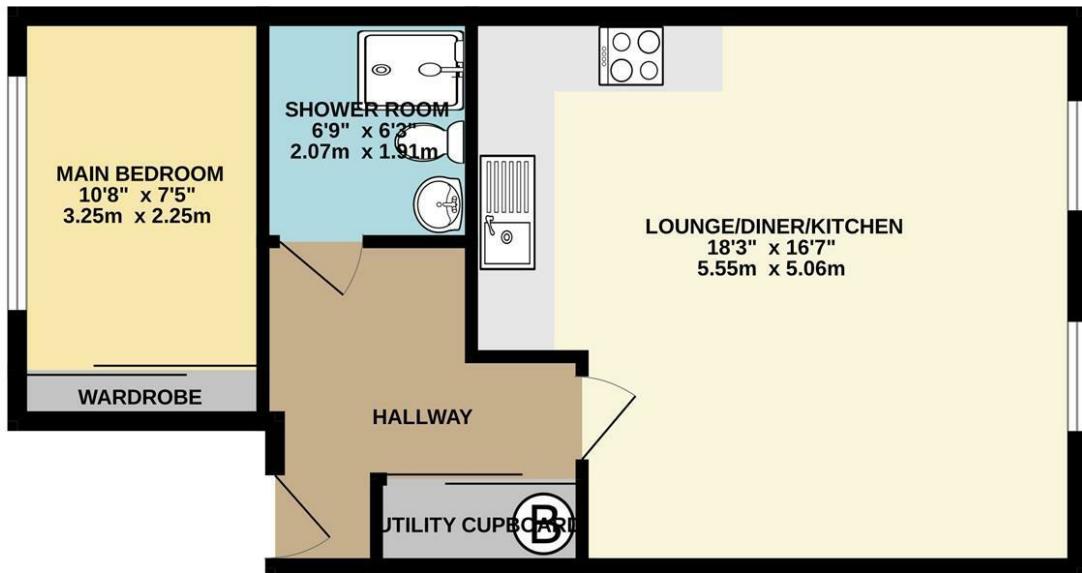
incoming air to remove pollutants and insects and provides constant cleaned, warmed, fresh filtered air throughout the home.





## GROUND FLOOR

495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	87	
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	87	
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.