

# TMS

## ESTATE AGENTS



### Flat 1, 15 Paragon, Ramsgate, CT11 9JX

**£900 per month**



- AVAILABLE IMMEDIATELY
- OPEN PLAN LOUNGE / KITCHEN
- CLOSE TO HARBOUR AND TOWN CENTRE
- EPC - D / COUNCIL TAX A

- 2 BEDROOM APARTMENT WITH COURTYARD
- INTEGRATED APPLIANCES
- CLOSE TO MAINLINE STATION WITH FAST LINKS TO LONDON
- LONG TERM LET / UNFURNISHED



## AVAILABLE IMMEDIATELY ~ 2 BEDROOM BASEMENT FLAT WITH COURTYARD GARDEN

TMS ESTATE AGENTS are delighted to offer to the market this lovely 2 bedroom apartment on the popular and sought after Paragon, Ramsgate.

Internally, the flat offers a well-designed interior with open plan living, two bedrooms, bathroom and a courtyard garden accessible from one of the bedrooms.

Located in a central area, you'll find yourself in close proximity to local amenities, restaurants, cafes and bars on the harbour and Ramsgate's town centre and the mainline station offering fast links direct to London.

The apartment is offered unfurnished and on a long term let, unfortunately under the terms of the lease pets are not permitted.

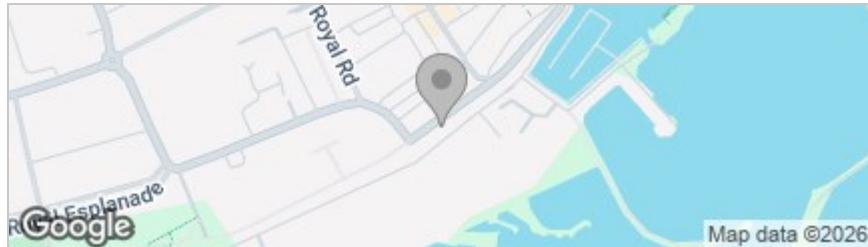
The deposit is 5 weeks rent £1038.46 / Holding deposit £207.69  
The council tax is A / EPC - D  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £32,400

Available Immediately, Call TMS ESTATE AGENTS today to book your accompanied viewing.



### Area Map



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.

### EXTERIOR

ENTRANCE HALLWAY 27'4" x 3'1" (8.355 x 0.943)

LOUNGE 13'8" x 16'1" (4.182 x 4.906)

KITCHEN 7'6" x 8'9" (2.300 x 2.671)

Integrated Fridge/Freezer, Integrated Dishwasher, Integrated Washing Machine, Oven & Hob

BATHROOM 5'8" x 6'11" (1.740 x 2.130)

W.C, Wash Basin,, Bath With Shower Over

BEDROOM 1 12'1" x 9'10" (3.697 x 3.017)

BEDROOM 2 9'11" x 7'0" (3.032 x 2.149)

COURTYARD GARDEN 6'9" x 8'3" (2.072 x 2.522)



### Energy Efficiency Graph

