



# TMS

## ESTATE AGENTS



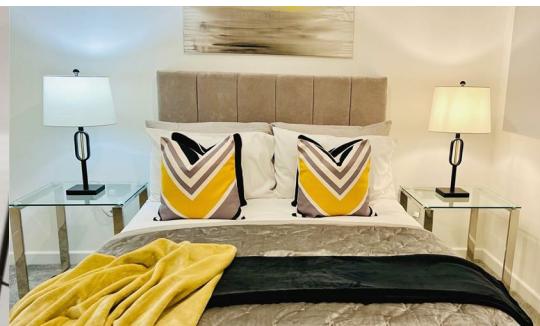
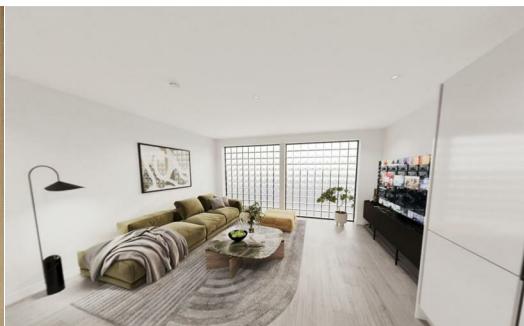
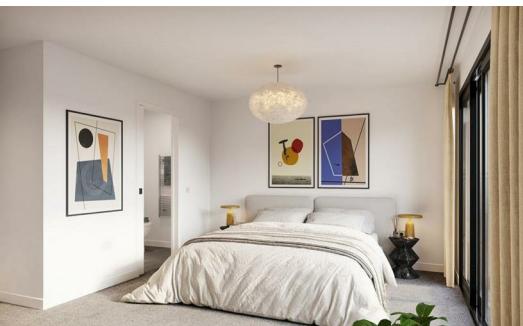
Apartment 9, The Atria 61 Queen Street, Ramsgate, CT11 9EJ

**£1,295 Per Month**



- 2 Bedroom Apartment - Central Ramsgate
- Lift Access To All Floors
- High Specification Apartments
- EPC - B / Council Tax - TBC
- 22min Walk To Ramsgate's Mainline Station With Fast Links To London.

- 5min Walk To Ramsgate's Royal Harbour.
- Light-filled Open Rooms
- Long Term Let / Unfurnished or Furnished
- 9min Walk To Ramsgate's Main Sands Blue Flag Beach



## Kitchen/Lounge/Diner 19'11" x 14'3" (6.09 x 4.36)

Apartment 10 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 13'0" x 10'5" (3.98 x 3.19)

En-suite 7'2" x 5'8" (2.19 x 1.74)

Bedroom Two 10'1" x 9'6" (3.09 x 2.90)

Bathroom 7'6" x 5'7" (2.31 x 1.71)

## 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

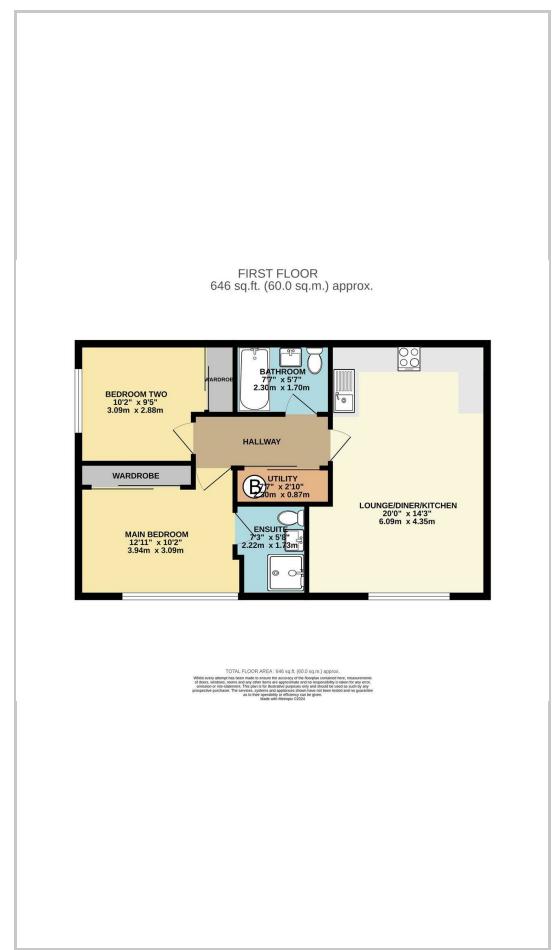
An MVHR system is usually the preferred method in airtight homes as it extracts moist stale air and supplies fresh warmed filtered air into the home while recovering up to 95% of the heat of the extracted air.

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.

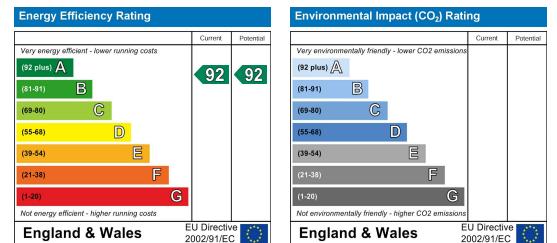
## Area Map



## Floor Plans



## Energy Efficiency Graph



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