



TMS

ESTATE AGENTS



41-43 Grange Road, Ramsgate, CT11 9NB

£850 Per Month



- LARGE 2 BEDROOM GROUND FLOOR FLAT
- REDECORATED THROUGHOUT
- COUNCIL TAX - A
- CLOSE TO HIGH STREET
- UNFURNISHED
- CENTRAL RAMSGATE
- EPC - C
- CLOSE TO MAINLINE STATION
- LONG TERM LET
- KITCHEN / DINER



AVAILABLE IMMEDIATELY ~ CENTRAL RAMSGATE ~ LARGE 2 BEDROOM GROUND FLOOR FLAT

This spacious flat on Grange Road offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, including shops, cafes and beautiful coastal walks along Ramsgate seafront.

The flat is situated on the ground floor and has been redecorated throughout, the kitchen diner is modern and has ample space for a table and chairs, the lounge is bright and spacious, there is a large double bedroom and a smaller double. The bathroom is modern, well maintained and benefits from a shower over the bath.

Offered unfurnished and for a long term let the property is perfect for working professional tenants who may need to commute to London, Ramsgate's mainline station is less than a kilometre away and offers fast links direct to London St Pancras. The Royal Harbour with its many independent restaurants, cafes and bars is just a short walk away as is Ramsgate's main beach.

The landlord may consider 1 small pet.

Council Tax Band - A / EPC - C / Deposit Is 5 weeks Rent - £980.75 / Holding Deposit - £196.15

For broadband speeds and phone coverage, please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £25,500 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £30,600 FOR AFFORDABILITY

Call TMS Estate Agents now to book your viewing.

EXTERNAL

INTERNAL HALLWAY 18'1" x 3'8" (5.526 x 1.126)

BATHROOM 9'3" x 9'4" (2.822 x 2.851)

KITCHEN 9'7" x 16'2" (2.942 x 4.938)

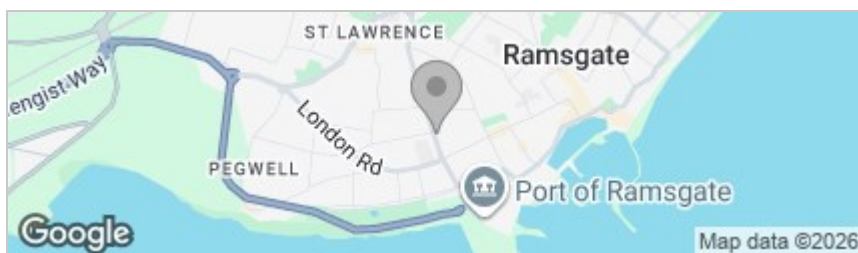
LOUNGE 13'0" x 20'4" (3.982 x 6.220)

BEDROOM 1 12'1" x 7'10" (3.694 x 2.410)

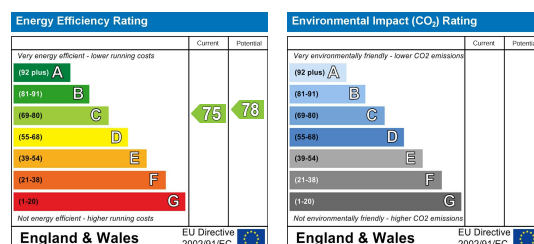
BEDROOM 2 7'9" x 16'4" (2.384 x 5.002)



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