



# TMS

## ESTATE AGENTS



### 61 Queen Street, Ramsgate, CT11 9EJ

**£1,300 Per Month**



- THE ATRIA IN THE HEART OF RAMSGATE
- 2 ENSUITES & SEPARATE W.C
- 9 MINUTE WALK TO BLUE FLAG BEACH
- AVAILABLE MID MARCH 2026
- LONG TERM LET / UNFURNISHED

- 2 BEDROOM PENTHOUSE APARTMENT
- ROOF TERRACE / BALCONY
- VIDEO ENTRY PHONE SYSTEM & CONCIERGE
- EPC - B / COUNCIL TAX - B
- GYM & CONCIERGE



## TWO BEDROOMS & TWO BATHROOMS & ROOF TERRACE ~ AVAILABLE MID MARCH 2026

TMS Estate Agents are delighted to present this beautiful penthouse apartment at The Atria

The Atria is a collection of well presented apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate being less than a five minute walk to Ramsgate's Royal Harbour. The building offers a gym and concierge service, a rarity in the region.

Every apartment in The Atria is fitted with top-of-the-range appliances and fittings. From fully fitted kitchens with integrated appliances and white quartz worktops, to the latest technology in clean air flow systems. Each apartment also benefits from an independent sprinkler system.

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, The Atria truly provides an unparalleled living experience.

Perfect for working professionals or a small family. Even a small pet will be considered!

This is a long term let and is unfurnished. There are lifts to all floors.

EPC rating B - Council Tax Band B - The Deposit is £1500.00 / Holding Deposit £300.00  
For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM

Call TMS ESTATE AGENTS today to book your viewing,

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE / KITCHEN / DINING ROOM

BEDROOM

ENSUITE

BEDROOM

ENSUITE

CLOAKROOM

TERRACE

### CLEAN AIRFLOW SYSTEM

Mechanical ventilation with heat recovery. Benefits include:

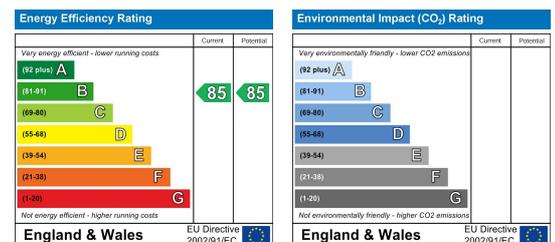
- Improves indoor air quality
- Recovers up to 95% of the heat of the extracted air
- Can off-set heating costs and reduce fuel bills

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.



### Energy Efficiency Graph



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