



# TMS

ESTATE AGENTS



## Homefleet House, Wellington Crescent, Ramsgate, CT11 8JZ

**£940 Per Month**



- 1 BEDROOM 2ND FLOOR APARTMENT
- EASY ACCESS TO RAMSGATE TOWN CENTRE
- EPC - B / CONCIL TAX - A
- UNFURNISHED
- WATER RATES INCLUDED IN RENT

- LIFT ACCESS AND ON SITE MANAGER
- OVER 60 / RETIREMENT LIVING
- AVAILABLE IMMEDIATELY
- LONG TERM LET



2ND FLOOR RETIREMENT FLAT ~ RAMSGATE ~ OVER 60'S ~ AVAILABLE IMMEDIATELY

TMS ESTATE AGENTS are delighted to bring this one double bedroom 2nd floor flat in sought after Homefleet House to the market.

The property consists of a lounge with bay window, kitchen, double bedroom with wardrobe and a modern shower room, there is a large storage cupboard in the hallway.

Other benefits include a communal lounge area, a communal garden, emergency pull cords, there is communal parking and a permit for 1 car, parking is NOT allocated and water rates are included in the rent. There is a house manager within the building during advertised hours.

Homefleet House is situated in a sought after location on Wellington Crescent, where it benefits from excellent transport links to Ramsgate town centre, Westwood Cross and Broadstairs, there are many local amenities close by and also the Granville Theatre for a night out or a coffee during the day. The nearest bus stop is just 100 yards away.

You can enjoy many weekly social activities including coffee morning, bingo, etc, organised by social committee, residents.

Tenants must be over 60. The landlord will consider 1 small pet. Water Rates are included in the rent.

EPC is a B rating / Council tax is band A / deposit will be 5 weeks rent £1084.61/ Holding deposit £216.92 / <https://checker.ofcom.org/> for broadband and phone coverage.

You will need an annual income of £28,200pa for affordability for this property.

Don't delay, call TMS today to book your accompanied viewing

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE 19'0" x 10'5" (5.81 x 3.20)

KITCHEN 7'3" x 5'4" (2.21 x 1.64)

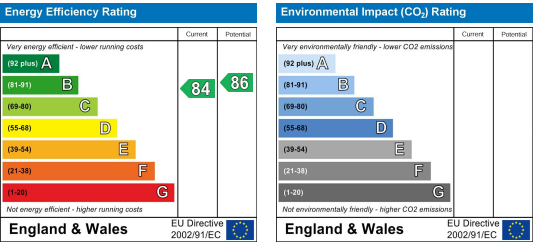
BEDROOM 13'9" x 8'9" (4.20 x 2.67)

SHOWER ROOM

EXTERNAL



Energy Efficiency Graph



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