



# TMS

## ESTATE AGENTS



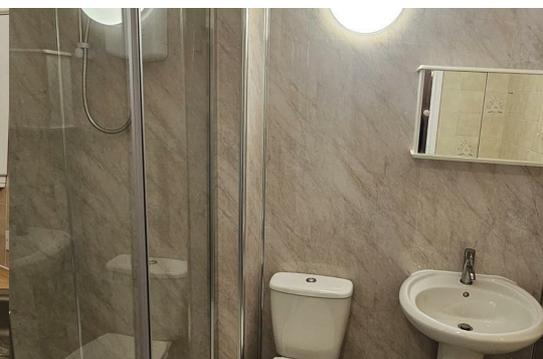
## Homefleet House, Wellington Crescent, Ramsgate, CT11 8JZ

**£895 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 = B / Council Tax Band = A / Deposit Is 5 Weeks Rent = £1032.65 / Holding Deposit = £206.53

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £26,850 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £32,220.

Call TMS ESTATE AGENTS today to book your viewing, this one is not to be missed!

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

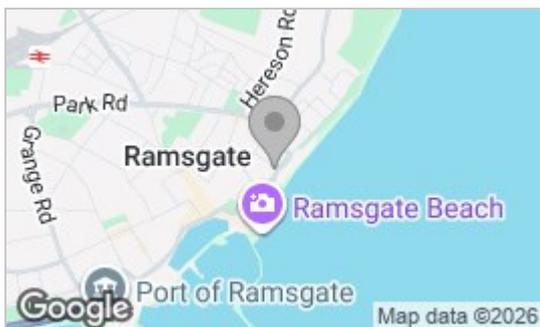
LOUNGE 19'0" x 10'5" (5.81 x 3.20)

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

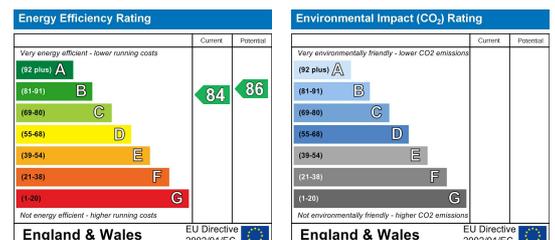
BEDROOM 13'9" x 8'9" (4.20 x 2.67)

SHOWER ROOM

EXTERNAL



### Energy Efficiency Graph



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