



# TMS

## ESTATE AGENTS



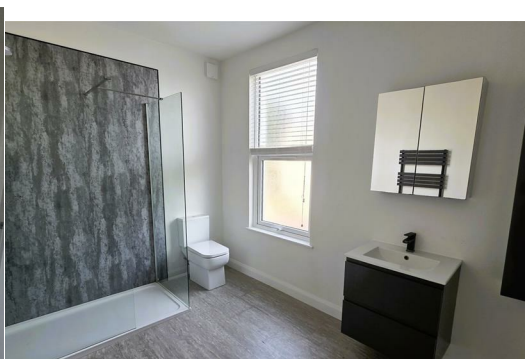
### 22 St. Mildreds Road, Ramsgate, CT11 0EQ

**£1,000 Per Month**



- 1 BED, FIRST FLOOR FLAT
- UNDERFLOOR HEATING
- OPEN PLAN LOUNGE & KITCHEN
- CLOSE TO TOWN CENTRE & HARBOUR
- EPC - E

- AVAILABLE IMMEDIATELY
- DEDICATED QUIET SPACE
- UNFURNISHED
- INTEGRATED APPLIANCES
- COUNCIL TAX BAND - A



## AVAILABLE IMMEDIATELY ~ 1 BED, FIRST FLOOR APARTMENT ~ WEST CLIFF RAMSGATE

TMS ESTATE AGENTS are pleased to offer this stunning, beautifully decorated first floor, one bedroom apartment situated in a sought after area of Ramsgate.

The property is unfurnished and enjoys one double bedroom, an open plan lounge and kitchen, the kitchen is fully fitted with integrated appliances including a washing machine, oven, hob and fridge freezer. The bathroom has a modern walk-in shower. There are fitted blinds throughout the apartment, underfloor remote controlled heating and double glazing.

Externally there is a communal garden to the rear and ample street parking in front of the building. This property is electricity only, there is no gas. The water bill is shared with the block.

St Mildred's Road is situated on the west side of Ramsgate and is in an ideal location for easy access to Ramsgate Town Centre for your shopping needs, and the Royal Harbour where you will find many bars and restaurants where you can enjoy watching the sun set.

Ramsgate Mainline Station is only a short distance and offers high speed links to London St Pancras for anyone that needs access to London. The A299 is also close by offering easy access to Canterbury, Folkestone, Dover and Deal.

This lovely apartment features a dedicated, quiet space ideal for a home office in a beautiful coastal home.

Council Tax Band = A / EPC = E / Deposit £1153.80 / Holding Deposit £230.76.  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £36,000 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing

### EXTERNAL

ENTRANCE HALLWAY 4'3" x 4'4" (1.304 x 1.323)

LOUNGE 14'0" x 14'7" (4.269 x 4.455)

Beautiful open plan living room with picture windows and TV bracket installed on the wall.

KITCHEN 7'5" x 7'6" (2.278 x 2.301)

Integrated appliances including washing machine, fridge freezer, oven and hob.

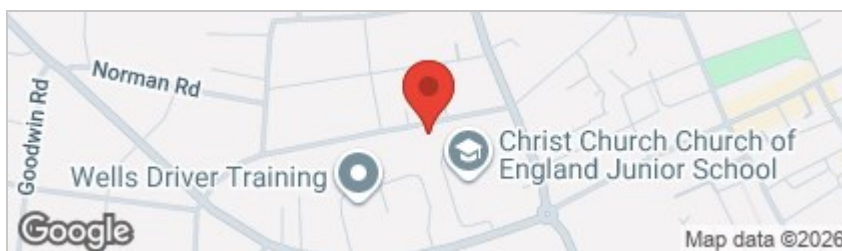
BATHROOM 11'2" x 8'4" (3.411 x 2.551)

Modern walk in shower, wash basin and W.C.

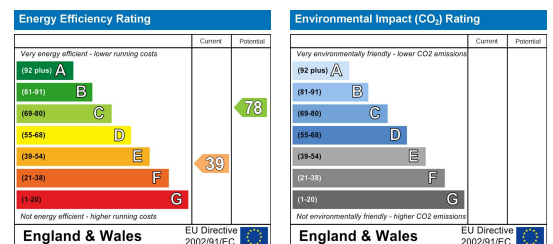
BEDROOM 12'11" x 8'6" (3.953 x 2.603)

2x built in wardrobes included.

### Area Map



### Energy Efficiency Graph



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