



TMS

ESTATE AGENTS



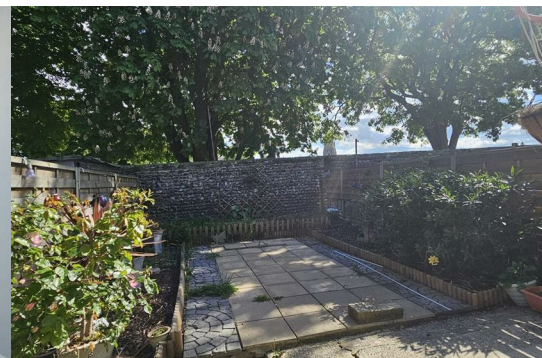
Boundary Road, Ramsgate, CT11 7NG

£1,100 Per Month



- AVAILABLE IMMEDIATELY
- LONG TERM LET
- CLOSE TO RAMSGATE TOWN CENTRE
- EPC TBC

- 2 BEDROOM TERRACED HOUSE
- RECENTLY REDECORATED AND NEW CARPETS
- EXCELLENT TRANSPORT LINKS AND AMENITIES
- COUNCIL TAX - B



AVAILABLE IMMEDIATELY ~ 2 BEDROOM HOUSE ~ LONG TERM LET

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented 2 bedroom mid-terraced house situated in Boundary Road which is within easy access local amenities, schools, Westwood Cross and Ramsgate Mainline Station offering direct fast links to London.

Recently redecorated throughout and with new carpets to the bedrooms, landing and stairs you will find to the ground floor you will find a spacious lounge and a separate dining room which leads into the kitchen with integrated oven & hob, this leads to a very handy double glazed Lean-To which in turn leads to the sunny courtyard garden to the rear. On the first floor are 2 double bedrooms and a family bathroom with shower over the bath.

Other benefits include double glazing and gas central heating, the property is available immediately, is unfurnished and a long term let. The property is within close proximity to primary and secondary schools, which is great for this family home. It is offered as a long term let.

Council Tax Band = B / EPC = TBC / Deposit £1269.20 / Holding Deposit £253.84
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £39,600 PER ANNUM TO MEET AFFORDABILITY.

Call TMS ESTATE AGENTS today to book your accompanied viewing

GROUND FLOOR

ENTRANCE HALL

LOUNGE 13'4" x 10'9" (4.08 x 3.30)

DINING ROOM 11'5" x 10'5" (3.50 x 3.20)

KITCHEN 10'7" x 7'4" (3.24 x 2.24)

LEAN TO 6'9" x 6'4" (2.06 x 1.95)

FIRST FLOOR

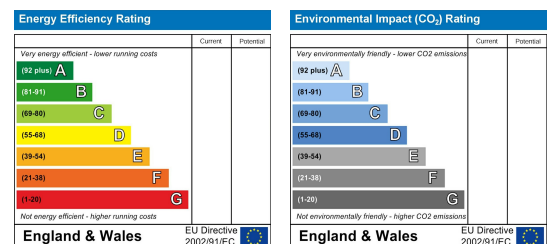
BEDROOM 13'11" x 13'10" (4.25 x 4.23)

BEDROOM 10'8" x 8'6" (3.26 x 2.61)

BATHROOM 10'7" x 6'9" (3.24 x 2.06)



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.