



# TMS

## ESTATE AGENTS



## 61 Queen Street, Ramsgate, CT11 9EJ

**£1,300 Per Month**



- AVAILABLE JULY 2026
- LIFT ACCESS TO ALL FLOORS
- EPC - A
- LONG TERM LET
- CLEAN AIR FLOW SYSTEM

- SUPERB 2 BEDROOM APARTMENT
- COUNCIL TAX BAND - B
- 5 MINUTES WALK TO RAMSGATES ROYAL HARBOUR
- UNFURNISHED
- 9 MINUTE WALK TO RAMSGATES MAIN SANDS BLUE FLAG BEACH



**AVAILABLE JULY 2026 ~ 2 BEDROOM, 2 BATHROOM SECOND FLOOR APARTMENT ~ CENTRAL RAMSGATE**

TMS Estate Agents are delighted to present Apartment 23 at The Atria, a collection of apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate.

Located less than a five minute walk to Ramsgate's Royal Harbour. This new development is situated in one of the most picturesque seaside locations in the UK.

The apartment is fitted with top-of-the-range appliances and fittings including a fully fitted kitchen with integrated appliances and white quartz worktops, and clean air flow systems. The apartment also benefits from an independent sprinkler system. The Atria's meticulously crafted design is one that perfectly balances modern living without removing the coastal charm of its setting.

Immerse yourself in this splendid seaside lifestyle at the heart of the action, 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.

Council Tax Band - B / EPC - A / The Deposit - 5 Weeks' Rent - £1500.00 / Holding Deposit - £300.00  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £46,800 PER ANNUM TO MEET AFFORDABILITY.

Call TMS Estate Agents now. Available 7 days a week

**COMMUNAL ENTRANCE**

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.

**LOUNGE / KITCHEN / DINER 20'1" x 23'4" (6.134 x 7.115)**

The kitchen is fitted with a Bora self-extracting hob, Caple touch control oven, Caple column fridge/ freezer and Caple dishwasher.

**HALLWAY 5'11" x 9'6" (1.825 x 2.918)**

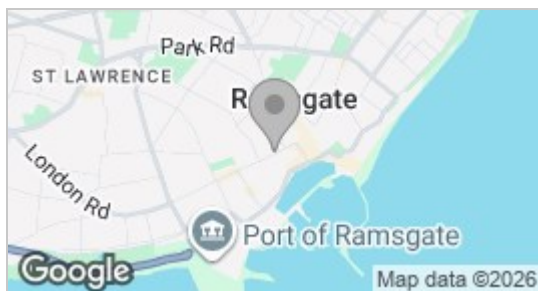
The utility cupboard is plumbed for a washer dryer.

**BATHROOM 5'6" x 7'5" (1.699 x 2.282)**

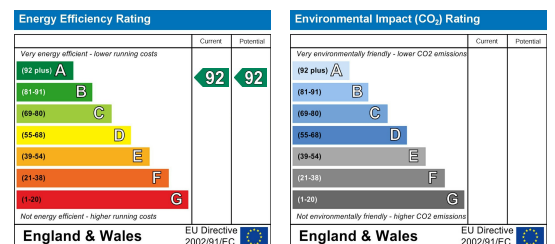
**BEDROOM 1 12'7" x 9'6" (3.850 x 2.919)**

**EN SUITE 4'11" x 5'6" (1.507 x 1.687)**

**BEDROOM 8'0" x 18'2" (2.452 x 5.538)**



**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.