



# TMS

## ESTATE AGENTS



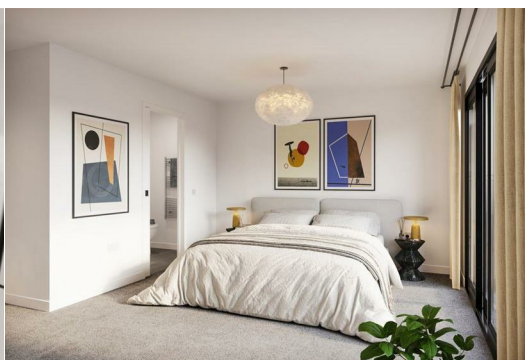
## Apartment 22, The Atria, Ramsgate, CT11 9EL

**£1,100**



- Luxury Living At The Atria
- 5min Walk To Ramsgate's Royal Harbour.
- Deposit - 5 Weeks Rent £1442.30
- Long Term Let / Unfurnished
- Business Hub & Meeting Rooms Coming Soon

- Concierge Service And Gym
- Lift Access To All Floors
- High Specification Apartments
- EPC - B / Council Tax - B
- 22min Walk To Ramsgate's Mainline Station With Fast Links To London.



LUXURY APARTMENT - TWO BEDROOMS -  
CONCIERGE & GYM!

TMS Estate Agents are delighted to present Apartment 22 at The Atria, our exciting new development available to let now!

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate. Distinctively, they will offer a gym, business hub and concierge service, a rarity in the region, less than a five minute walk to Ramsgate's Royal Harbour. This impressive development will boast top-tier amenities and refined, tasteful luxury in one of the most picturesque seaside locations in the UK. The Atria will be a beacon of safety, with each floor serviced by lift access.

Every apartment in The Atria is fitted with top-of-the-range appliances and fittings. From fully fitted kitchens with integrated appliances and white quartz worktops, to the latest technology in clean air flow systems. Each apartment also benefits from an independent sprinkler system.

Perfect for working professionals who may require extra office space to work from home.

This is a long term let and is unfurnished

The council tax band is B / Deposit = 5 weeks rent  
£1269.23 / Holding deposit £253.84 / EPC – B  
<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, we are available 7 days a week.

**On Site Amenities**  
The Atria will host an impressive selection of facilities to best complement your lifestyle including a fully equipped gym. The concierge team will provide an impeccable service to ensure the building's cleanliness. A secure bicycle store is also available.

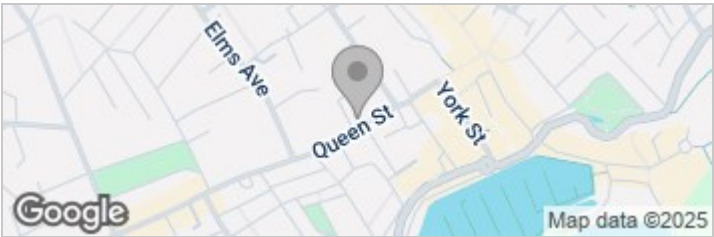
**Contemporary Kitchen**  
Apartment 21 is fitted with a Bora self-extracting hob, Neff N50 60cm Built-in oven, Neff N 50 60cm Built-in microwave oven with hot air. Caple column fridge/ freezer and Caple dishwasher. In the utility cupboard there is plumbing for a washer dryer.

**Clean air flow system, MVHR**  
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.

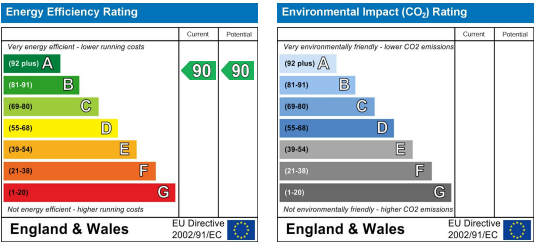
**Kitchen/Lounge/Diner 16'1" x 23'5" (4.906 x 7.153)**  
**Main Bedroom 13'8" x 6'10" (4.186 x 2.088)**  
**Bedroom Two 13'9" x 9'0" (4.193 x 2.750)**  
**Bathroom 5'10" x 7'5" (1.798 x 2.282)**

**Agent's Note:**  
Agent's note: the landlord is happy to furnish the property for prospective tenants with a slight uplift in the rent to £1300 a month.

Area Map



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.