



TMS

ESTATE AGENTS



Apartment 29, The Atria, 61 Queen Street, Ramsgate, CT11 9EJ

£1,300 Per Month



- LUXURY LIVING AT THE ATRIA
- 5 MIN WALK TO RAMSGATE'S ROYAL HARBOUR
- LIGHT-FILLED OPEN ROOMS
- EPC - B / COUNCIL TAX BAND - B
- 9 MIN WALK TO RAMSGATE'S MAIN SANDS BLUE FLAG BEACH

- ON SITE GYM
- LIFT ACCESS TO ALL FLOORS
- HIGH SPECIFICATION APARTMENTS
- LONG TERM LET / UNFURNISHED
- 1 SMALL PET WILL BE CONSIDERED



AVAILABLE MID-MARCH ~ LUXURY APARTMENT - TWO BEDROOMS & TWO BATHROOMS & ROOF TERRACE - ON SITE GYM!

TMS Estate Agents are delighted to present this beautiful penthouse apartment at The Atria, available to let in mid-March!

Located less than a five-minute walk to Ramsgate's Royal Harbour.

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 the latest technology in 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.

Perfect for working professionals or a small family. 1 small pet will be considered.

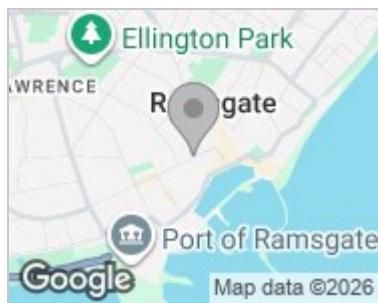
This is a long-term let and is unfurnished.

Council Tax Band - B / EPC - B / DEPOSIT is 5 weeks rent £1500.00 / holding deposit £300.00.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000, PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £46,800.

Call TMS ESTATE AGENTS today to book your viewing today!



Kitchen/Lounge/Diner 23'5" x 16'0" (7.15 x 4.90)

Balcony

Main Bedroom 13'8" x 9'1" (4.19 x 2.79)

Bedroom Two 13'8" x 6'11" (4.19 x 2.11)

Bathroom 7'6" x 5'7" (2.30 x 1.71)

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.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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