



# TMS

ESTATE AGENTS

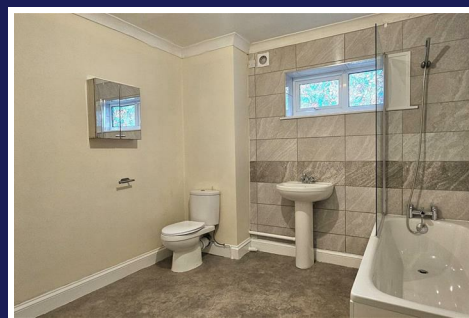


Grange Road, Ramsgate, CT11 9NF

**£900 Per Month**



- SUPER LARGE 2 BEDROOM 1ST FLOOR FLAT
- PARKING
- EPC - C / COUNCIL TAX - A
- CLOSE TO MAINLINE STATION AND HIGH STREET
- KITCHEN / DINER
- CENTRAL RAMSGATE
- REDECORATED THROUGHOUT
- COMMUNAL OUTSIDE SPACE
- UNFURNISHED LONG TERM LET



AVAILABLE IMMEDIATELY ~ CENTRAL RAMSGATE ~ LARGE 2 BEDROOM FIRST FLOOR FLAT ~ PARKING

This spacious flat on Grange Road offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, including shops, cafes and beautiful coastal walks along Ramsgate seafront.

The flat is situated on the first floor and has been redecorated throughout, the kitchen diner is modern and has ample space for a table and chairs, the lounge is 17' and bright and spacious, there is a large double bedroom and a smaller double. The bathroom is modern, well maintained and benefits from a shower over the bath.

Offered unfurnished and for a long term let the property is perfect for working professional tenants who may need to commute to London, Ramsgate's mainline station is less than a kilometre away and offers fast links direct to London St Pancras. The Royal harbour with its many independent restaurants, cafes and bars is just a short walk away as is Ramsgate's main beach.

The landlord may consider 1 small pet with proof of pet insurance.

Council Tax band A / EPC - C / The deposit is 5 weeks rent £1038.45 / holding deposit £207.69

For broadband speeds and phone coverage, please check through [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £27,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF A GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £32,400 FOR AFFORDABILITY

Call TMS Estate Agents now to book your viewing.

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

LOUNGE

17'8" x 13'0" (5.39 x 3.97)

KITCHEN

18'9" x 14'2" (5.72 x 4.32)

BEDROOM

12'11" x 12'4" (3.96 x 3.77)

BEDROOM

9'3" x 7'7" (2.84 x 2.32)

BATHROOM

9'8" x 9'4" (2.97 x 2.86)

EXTERNAL

PARKING

parking to the rear of the building, unallocated and on a 1st come 1st served basis





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.