



# TMS

## ESTATE AGENTS



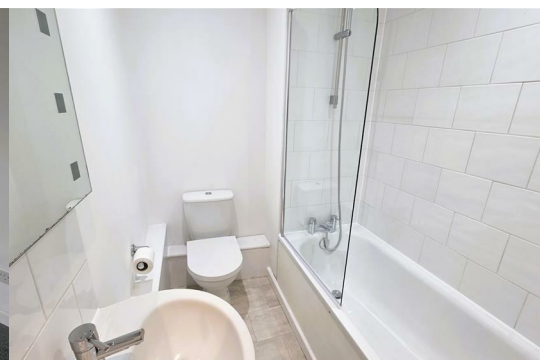
### Flat 4, 9 Wellington Crescent, Ramsgate, CT11 8JL

**£1,200 Per Month**



- NEWLY REDECORATED APARTMENT
- 3 BEDROOMS
- HIGH SPEED LINKS TO LONDON ST PANCRAS
- EPC - TBC / COUNCIL TAX BAND - A
- GOOD TRANSPORT LINKS

- STUNNING SEA VIEWS
- SHORT WALK TO RAMSGATE ROYAL HARBOUR
- INTEGRATED OVEN / HOB
- CLOSE TO RAMSGATE TOWN CENTRE
- SORRY NO PETS



**2ND FLOOR APARTMENT ~ STUNNING SEA VIEWS ~ RAMSGATE SEA FRONT~ AVAILABLE IMMEDIATELY**

TMS ESTATE AGENTS are delighted to bring this three bedroom, 2nd floor apartment in sought after Wellington Crescent to the market.

The property consists of a lounge/kitchen with stunning sea views. The kitchen has an integrated oven and hob and there is space for a dishwasher. The bathroom includes a shower over the bath and a cupboard with a washing machine inside. There are three bedrooms.

Wellington Crescent is situated in a sought after location, where it benefits from excellent transport links to Ramsgate town centre, Westwood Cross and Broadstairs. There are many local amenities close by and also the Granville Theatre for a night out or a coffee during the day. The nearest bus stop is a short walk away.

Ideal for working professional tenants with space to work from home or a small family, the property is offered on a long term basis and is unfurnished. Under the terms of the lease, pets are not permitted.

Council Tax Band - A / EPC - TBC / Deposit Is 5 Weeks Rent £1384.60 / holding Deposit £276.92.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £43,200.

Call TMS ESTATE AGENTS today to book your viewing, this one is not to be missed!

**EXTERIOR**

**LOUNGE / KITCHEN 17'9" x 16'11" (5.417 x 5.178)**

**LOUNGE:** Spacious recently redecorated room with stunning sea views. (2.632m x 5.417m)

**KITCHEN:** Integrated oven and hob, space and plumbing for a dishwasher under the sink. (2.130m x 2.559m)

**HALLWAY 2'9" x 28'3" (0.858 x 8.623)**

**BATHROOM 5'2" x 8'8" (1.588 x 2.651)**  
Bath with shower over, wash basin & W.C. Washing machine inside cupboard.

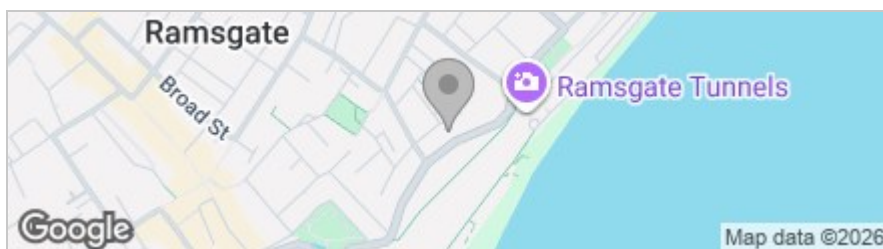
**BEDROOM 1 11'2" x 7'5" (3.417 x 2.273)**  
Spacious double bedroom with boiler cupboard in one corner

**BEDROOM 2 6'1" x 10'2" (1.857 x 3.124)**  
Spacious double bedroom with fire escape door.

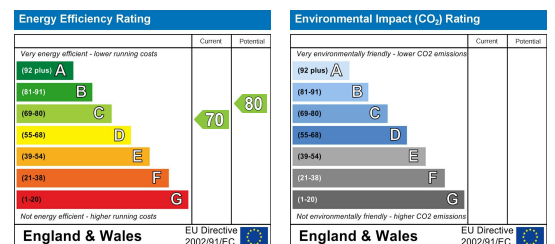
**BEDROOM 3 10'7" x 8'11" (3.226 x 2.735)**  
Spacious double bedroom.



**Area Map**



**Energy Efficiency Graph**



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