



**TMS**

ESTATE AGENTS



**King Street, Ramsgate.**

Offers In The Region Of £120,000



TMS is delighted to present this charming one-bedroom ground-floor flat on King Street, Ramsgate - offered with no onward chain and a long lease.

Whether you're seeking your first home, a stylish coastal retreat, or a solid investment, this well-positioned flat offers an exciting opportunity to make your mark.

Step inside to find a bright and generously proportioned lounge/diner that spans the full width of the property - ideal for relaxing or entertaining. At the front is a spacious double bedroom, while the bathroom includes a shower over the bath, WC, and basin. The deceptively roomy kitchen opens out onto a private rear garden measuring approximately 45ft - perfect for enjoying the outdoors or hosting summer gatherings.

The interiors offer a blank canvas for a new owner to update and style to their own taste, transforming the space into something truly special.

Located just a short walk from the UK's only Royal Harbour, sandy Ramsgate beach, and an array of local cafés, shops, and seaside attractions, this property blends convenience with coastal charm. The Loop bus stop is also just steps away, providing excellent links across Thanet.

For investors, our award-winning Lettings Team estimates a monthly rental income of approximately £775, offering a healthy 7.7% yield.

This is a property with genuine potential - contact TMS today to arrange your viewing. We're open 7 days a week and ready to help you take the next step.



Lounge/Diner	18'0" x 11'8" (5.50 x 3.58)
Bathroom	6'7" x 5'5" (2.02 x 1.67)
Bedroom	12'2" x 9'10" (3.72 x 3.00)
Kitchen	10'5" x 8'10" (3.18 x 2.70)

### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



- SHARE OF FREEHOLD
- DOUBLE BEDROOM
- PRIVATE GARDEN
- HIGH STREET LOCATION
- CLOSE TO RAMSGATE ROYAL HARBOUR
- GROUND FLOOR APARTMENT
- LARGE OPEN PLAN LOUNGE/DINER
- HIGH SPEED TRAIN SERVICES
- CLOSE TO ALL AMENITIES
- COUNCIL TAX BAND A





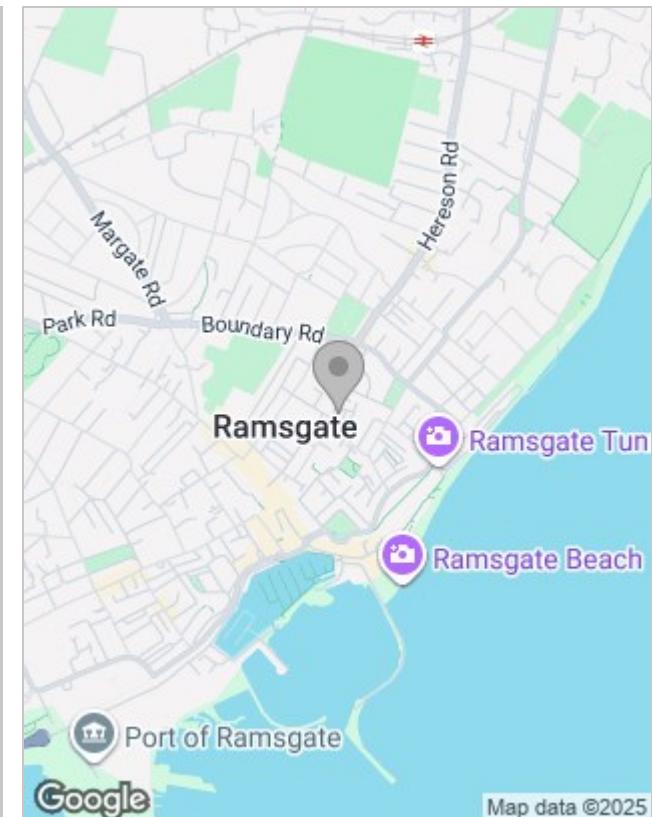
## Floor Plans



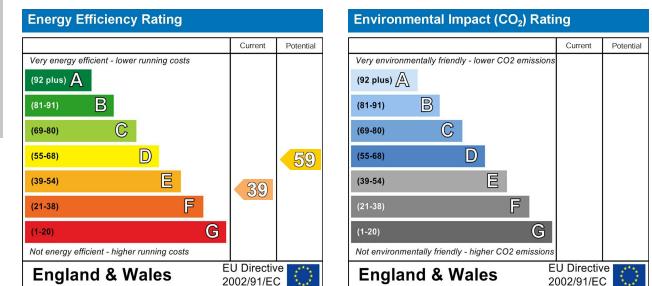
## Viewing

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.

## Location Map



## Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.