



TMS

ESTATE AGENTS



The Atria 61 Queen Street, Ramsgate, CT11 9EL

£275,000

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The Atria, Apartment 21,61 Queen Street Ramsgate, CT11 9EL

LUXURY APARTMENT - 2 BEDROOMS & 2 BATHROOMS WITH CONCIERGE & GYM! For a LIMITED TIME ONLY the following incentives are available: **LEGAL FEES PAID & £5000 DEPOSIT CONTRIBUTION** for all buyers! This is the FINAL PHASE with ONLY 35% REMAINING.

Whether you are a first-time buyer, buy to let investor, looking to downsize, holiday let or enjoy a second home you can find your sanctuary at The Atria!

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate. Distinctively, offering 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 boasts top-tier amenities and refined, tasteful luxury in one of the most picturesque seaside locations in the UK. The Atria is a beacon of safety, with each floor serviced by lift access.

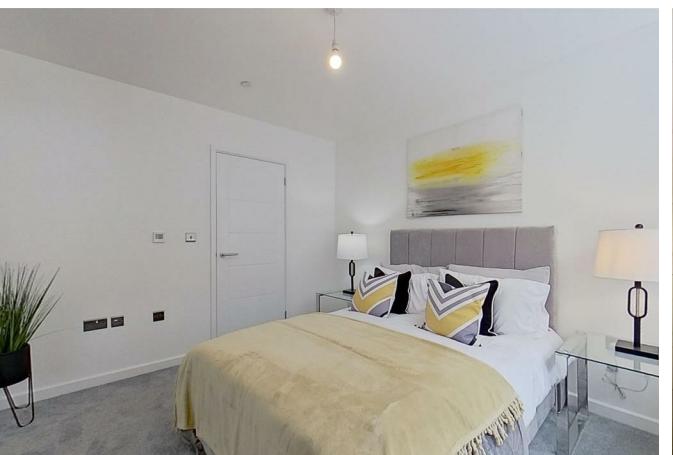
Every apartment in The Atria is fitted with top-of-the-range appliances and fittings. From fully fitted kitchens with integrated appliances and white quartz worktops, to the latest technology in clean air flow systems. Each apartment also benefits from an independent sprinkler system. With light-filled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

At the heart of the action, within minutes you're able to pick up your groceries at the local Waitrose. 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. Call TMS Estate Agents now. Available 7 days a week!

£275,000



- Luxury living at The Atria
- Two bedrooms & two bathrooms!
- Concierge service and gym!
- **LEGAL FEES PAID & £5000 DEPOSIT CONTRIBUTION**
- Lift access to all floors
- 5 min walk to Ramsgate's Royal Harbour.
- High specification apartments
- 999-year lease
- Business hub & meeting rooms
- 9 minute walk to Ramsgate's main sands Blue Flag beach





Walk



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

13'6" x 21'7" (4.14 x 6.58)

Main Bedroom

10'1" x 12'2" (3.09 x 3.71)

En-suite

5'5" x 7'6" (1.67 x 2.30)

Bedroom Two

12'2" x 9'8" (3.71 x 2.95)

Bathroom

6'2" x 6'7" (1.89 x 2.01)

Agent's Note:

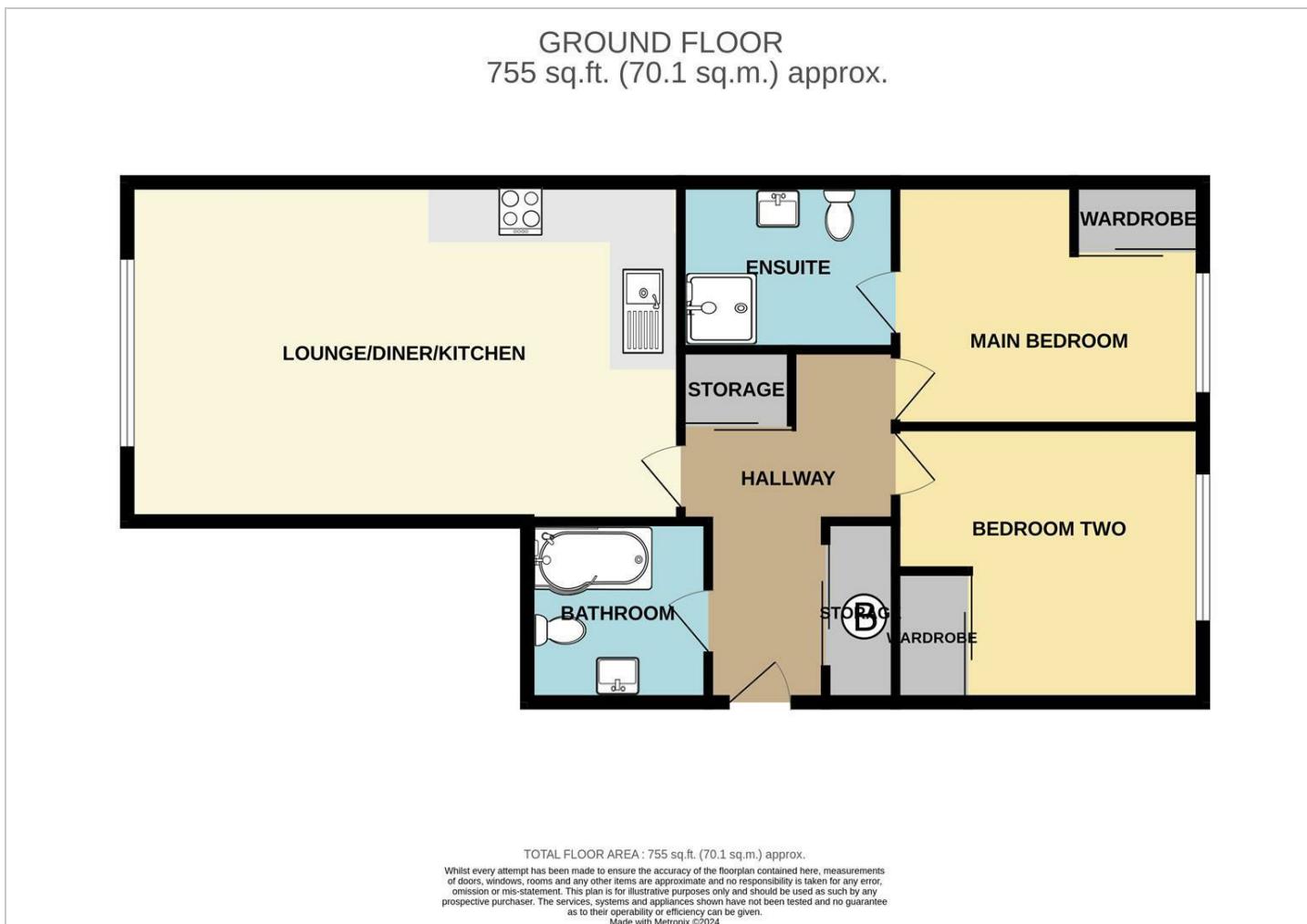
Every apartment at The Atria is unique. All images and virtual tours are for illustration purposes only.

Rental values:

We estimate an AST rental value of £1,200 per calendar month giving a return in excess of 5%.



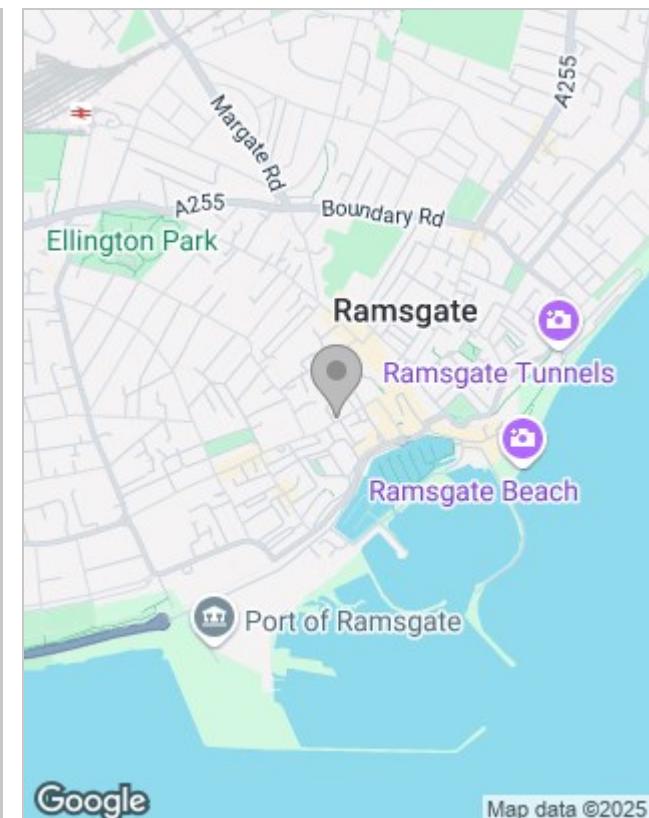
Floor Plans



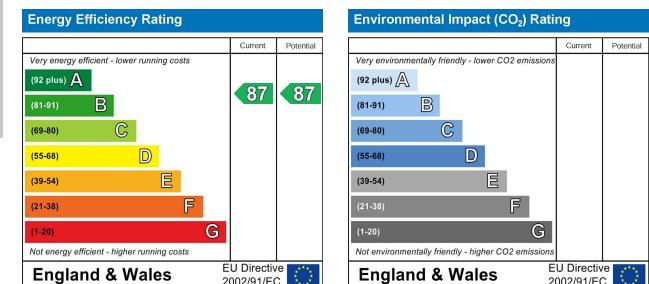
Viewing

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.