



TMS

ESTATE AGENTS



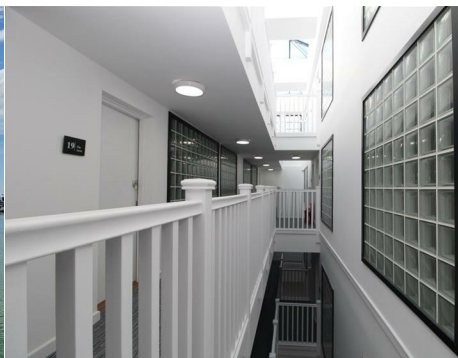
61 Queen Street, Ramsgate, CT11 9EJ

£1,300 Per Month



- LUXURY LIVING AT THE ATRIA IN THE HEART OF RAMSGATE
- 2 ENSUITES & SEPARATE W.C
- 9 MINUTE WALK TO BLUE FLAG BEACH
- AVAILABLE IMMEDIATELY
- LONG TERM LET / UNFURNISHED

- 2 BEDROOM PENTHOUSE APARTMENT
- ROOF TERRACE / BALCONY
- VIDEO ENTRY PHONE SYSTEM & CONCIERGE
- EPC - B / COUNCIL TAX - TBC
- GYM COMING SOON



LUXURY APARTMENT - TWO BEDROOMS & TWO BATHROOMS & ROOF TERRACE - WILL OFFER CONCIERGE & GYM!

TMS Estate Agents are delighted to present this beautiful penthouse apartment at The Atria, our exciting new development available to let now!

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate. Distinctively, they will offer 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 will boast top-tier amenities and refined, tasteful luxury in one of the most picturesque seaside locations in the UK. The Atria will be 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.

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. Even a small pet will be considered!

This is a long term let and is unfurnished

EPC rating B - Council Tax Band TBC - The Deposit is £1500.00 / Holding Deposit £300.00
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £39,000 PER ANNUM

Call TMS ESTATE AGENTS today to book your viewing, we are available 7 days a week

- COMMUNAL ENTRANCE
- APARTMENT
- ENTRANCE HALL
- LOUNGE / KITCHEN / DINING ROOM
- BEDROOM
- EN SUITE
- BEDROOM
- ENSUITE
- CLOAKROOM
- TERRACE

CLEAN AIRFLOW SYSTEM

Mechanical ventilation with heat recovery. Benefits include:

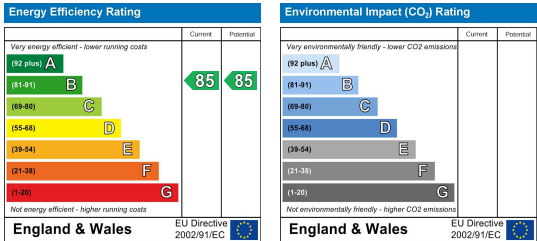
- Improves indoor air quality
- Recovers up to 95% of the heat of the extracted air
- Can off-set heating costs and reduce fuel bills

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



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.