



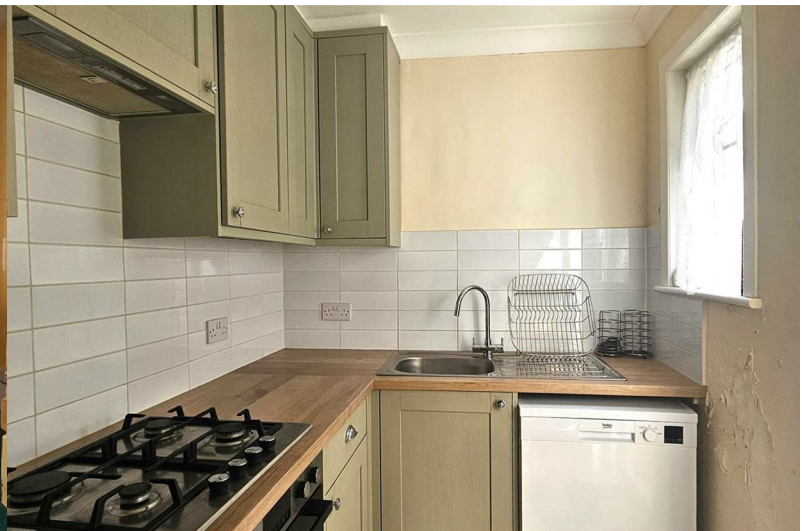
TMS

ESTATE AGENTS

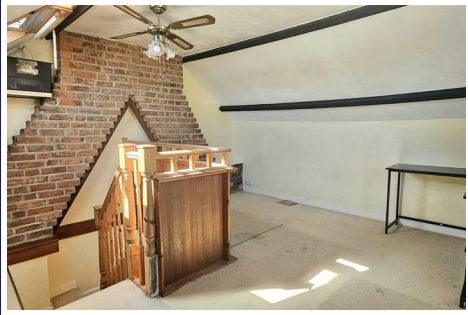


Ayton Road, Ramsgate, CT11 9QJ

£1,100 Per Month



- AVAILABLE IMMEDIATELY
- SMALL COURTYARD GARDEN & ROOF TERRACE
- COUNCIL TAX - B
- GOOD TRANSPORT LINKS AND MAINLINE STATION
- WHITE GOODS INCLUDED
- 2 BEDROOM END OF TERRACE HOUSE
- LONG TERM LET / PART FURNISHED
- EPC - D
- CATCHMENT AREA FOR PRIMARY & SECONDARY SCHOOLS
- 1 SMALL PET CONSIDERED



AVAILABLE IMMEDIATELY ~ 2 BEDROOM COTTAGE ~ LONG TERM LET

TMS ESTATE AGENTS are delighted to offer to the market this spacious 2 bedroom cottage situated in Ramsgate. Ideally located for easy access to both Westwood Cross Retail Centre and QEQM Hospital. Ramsgate mainline station is a short distance away offering fast links direct to London, Canterbury & Ashford, there are also local transport links which cover all of Thanet.

To the ground floor the property offers a through lounge which leads to a modern kitchen with integrated oven and hob, this in turn leads to the rear courtyard garden with a storage shed with plumbing for the washing machine.

To the first floor there is a double bedroom and bathroom and further double bedroom to the 2nd floor with exposed brick feature chimney breast.

This is a long term let and perfect for a family, or tenants who may need extra office space to work from home. or 2 people sharing. Ideally situated for both junior and senior school catchment areas. The landlord will consider 1 small pet.

Parking is to the street and is not restricted.

Council Tax Band = B / Deposit = 5 weeks rent £1269.20 / EPC = D / Holding Deposit £253.84.

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

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY. IF YOU REQUIRE A GUARANTOR THEY WILL NEED A MINIMUM INCOME OF £39,600 PER ANNUM.

Contact TMS ESTATE AGENTS today to book your accompanied viewing,

GROUND FLOOR

ENTRANCE

LOUNGE / DINER

KITCHEN

FIRST FLOOR

LANDING

ROOF TERRACE

BATHROOM

BEDROOM

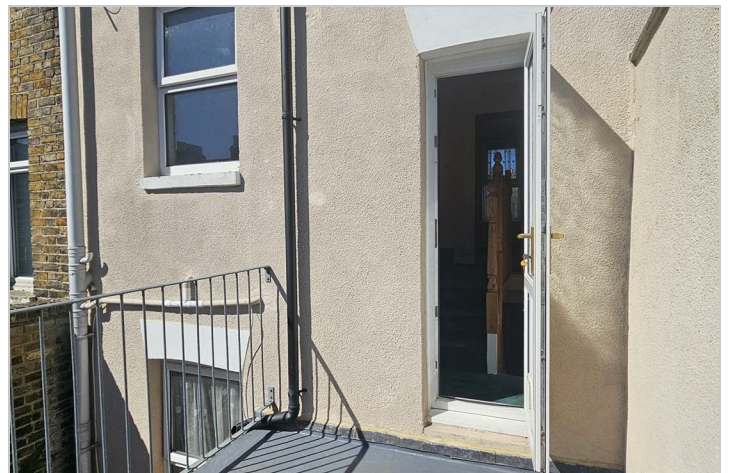
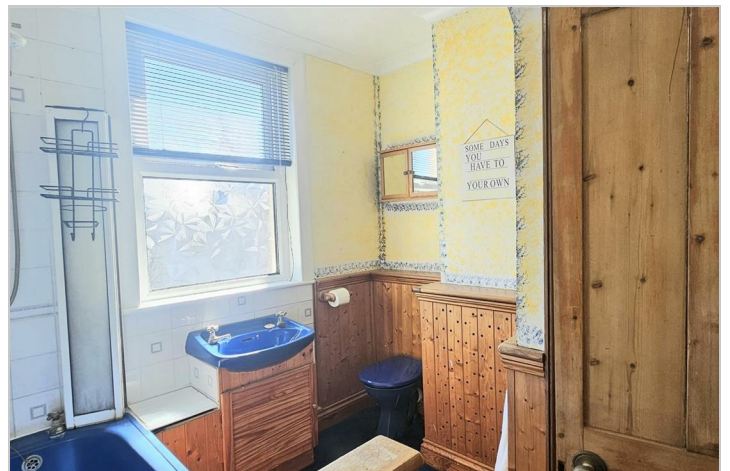
SECOND FLOOR

BEDROOM

10'3" x 9'6" (3.13 x 2.90)

EXTERNAL

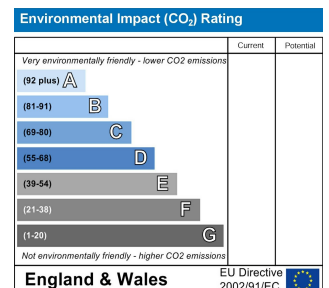
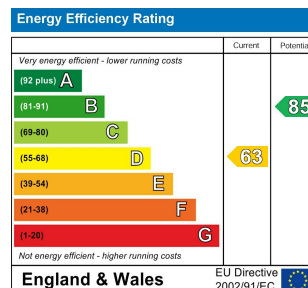
COURTYARD GARDEN





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.



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

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