



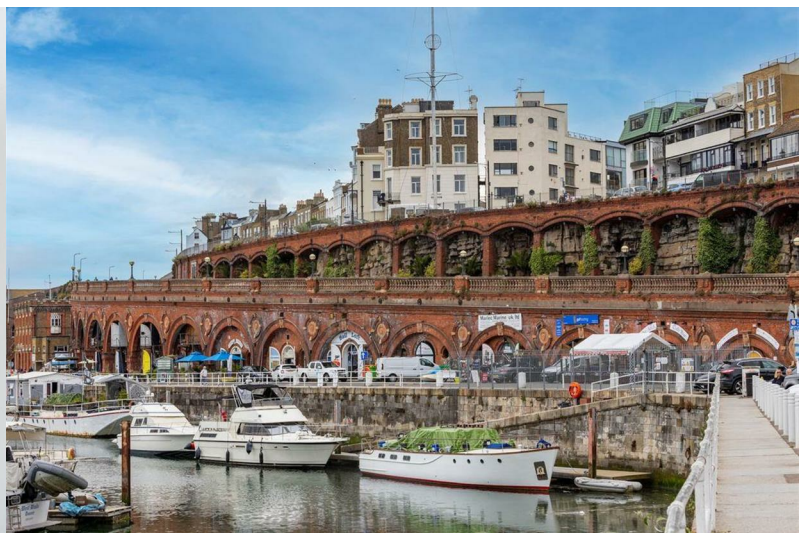
TMS

ESTATE AGENTS



Flat 6, The Atria, Queens Street, Ramsgate, CT11 9EJ

£950 Per Month



- AVAILABLE IMMEDIATELY
- EXCLUSIVE DEVELOPMENT
- 5 MINUTES WALK TO RAMSGATES ROYAL HARBOUR
- EPC - B / COUNCIL TAX - TBC
- 9 MINUTE WALK TO RAMSGATES MAIN SANDS BLUE FLAG BEACH
- SUPERB 1 BEDROOM APARTMENT
- LIFT ACCESS TO ALL FLOORS
- LONG TERM LET / UNFURNISHED
- CLEAN AIR FLOW SYSTEM



AVAILABLE IMMEDIATELY ~ NEW 1 BEDROOM APARTMENT ~ CENTRAL RAMSGATE

TMS Estate Agents are delighted to present Apartment 6 at The Atria, our exciting, avant-garde development.

The Atria is a collection of stunning, high specification apartments that combines sophisticated living with the unrivalled coastal beauty of Ramsgate.

Located less than a five minute walk to Ramsgate's Royal Harbour. This impressive development boasts tasteful luxury in one of the most picturesque seaside locations in the UK.

The apartment is fitted with top-of-the-range appliances and fittings including a fully fitted kitchen with integrated appliances and white quartz worktops, and the latest technology in clean air flow systems. The apartment also benefits from an independent sprinkler system. The Atria's meticulously crafted design is one that perfectly balances modern living without removing the coastal charm of its setting.

Immerse yourself in this splendid seaside lifestyle 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.

Unfortunately under the terms of the lease pets are not allowed.

Council Tax band A - EPC - B - The deposit is 5 weeks rent £1096.15 / holding deposit £219.23
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £28,500 PER ANNUM FOR AFFORDABILITY FOR THIS RENT.

Call TMS Estate Agents now. Available 7 days a week

Entrance Hall

The utility cupboard is plumbed for a washer dryer.

Kitchen/Lounge/Diner

18'11" x 16'6" (5.78 x 5.04)

The kitchen is fitted with a Bora self-extracting hob, Caple touch control oven, Caple column fridge/ freezer and Caple dishwasher.

Bedroom

10'7" x 7'4" (3.24 x 2.24)

With wardrobe storage

Shower Room

6'9" x 6'3" (2.07 x 1.91)

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

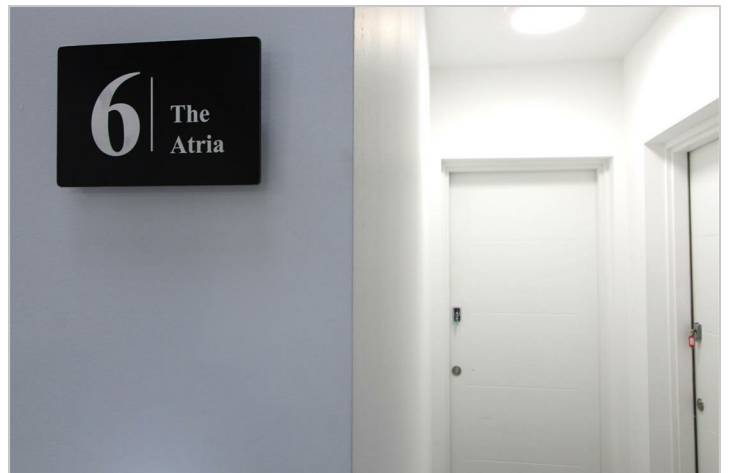
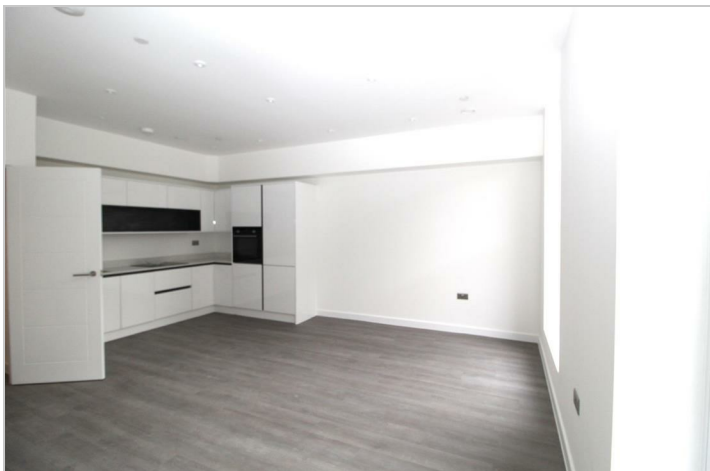
An MVHR system is usually the preferred method in airtight homes as it extracts moist stale air and supplies fresh warmed filtered air into the home while recovering up to 95% of the heat of the extracted air.

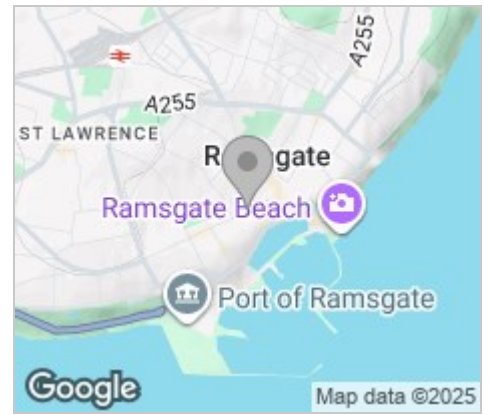
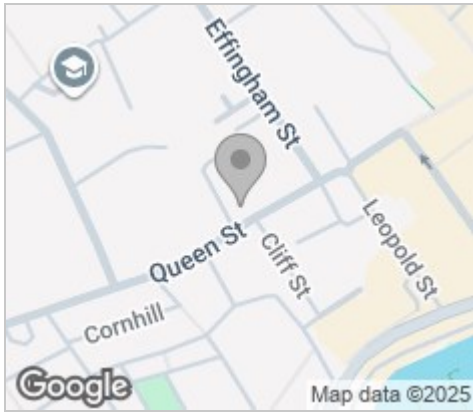
MVHR systems improve indoor air quality throughout the home and can help reduce symptoms for asthma

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.

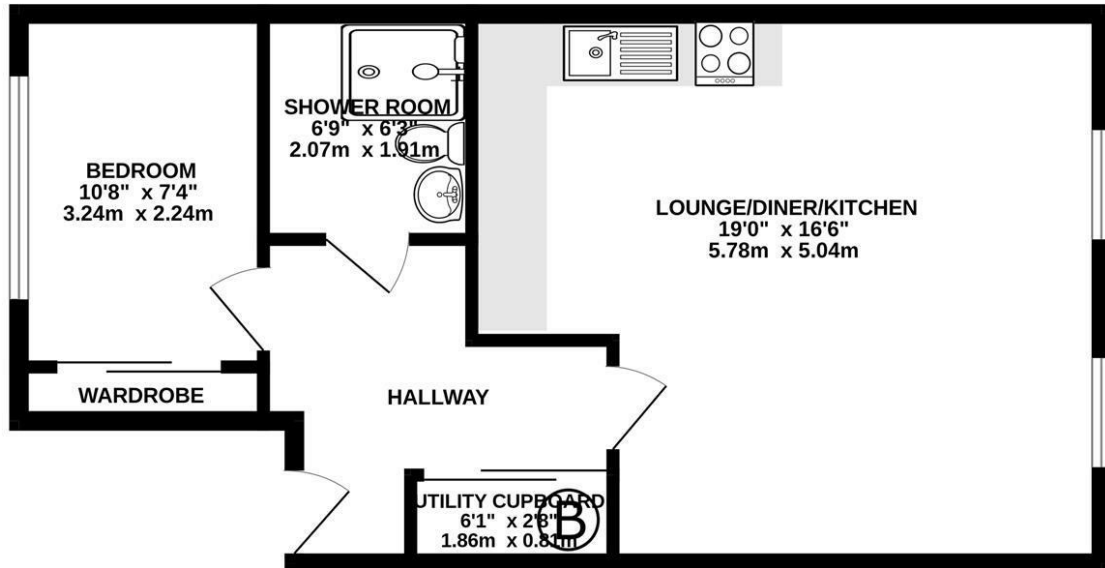
On site amenities

The Atria will be hosting 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. They will assist with managing the business hub and meeting rooms. A secure bicycle store is also available.





504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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