



TMS

ESTATE AGENTS



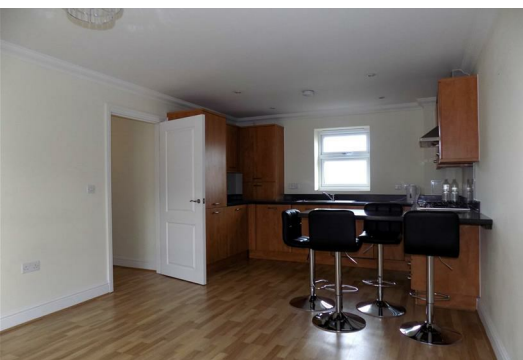
35 St. Mildreds Road, Ramsgate, Kent, CT11 0EF

£1,200 Per Month



- 2 BEDROOM 1ST FLOOR FLAT
- GATED PARKING
- CLOSE TO MAINLINE STATION
- CLOSE TO TOWN CENTRE
- OPEN PLAN LOUNGE / KITCHEN

- AVAILABLE IMMEDIATELY
- EPC - C / COUNCIL TAX - B
- UNFURNISHED
- IDEAL FOR PROFESSIONAL TENANTS
- INTEGRATED APPLIANCES



AVAILABLE IMMEDIATELY ~ 2 BEDROOM 1ST FLOOR APARTMENT ~
RECENTLY REDECORATED ~ GATED PARKING

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented 2 bedroom, 1st floor apartment, perfect for professional tenants working from home or a small family. This property is unfurnished and a long term let.

Situated on the west side of Ramsgate St Mildred's Road is in an ideal location for easy access to Ramsgate Town Centre where you will find local business mixed with high street stores, the Royal Harbour where you will find many eclectic bars and restaurants where you can enjoy stunning sunsets, or take a walk along the scenic West Cliff. Ramsgate's mainline station is just over 1 kilometre away and offers fast links direct to London. The A299 is also close by offering easy access to Canterbury, Folkestone, Dover and Deal.

The apartment enjoys a bright open plan lounge, kitchen / diner with a breakfast bar, integrated appliances and a Juliette Balcony. Both bedrooms offer wardrobe storage and the modern bathroom enjoys a shower over the bath. Externally there is gated parking with 1 allocated space.,

Available immediately other benefits include double glazing and gas central heating. Unfortunately under the terms of the lease pets are not permitted.

Council Tax Band = B / Deposit = 5 Weeks Rent £1384.60 / Holding Deposit = £276.92 / EPC = C
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £43,200 PER ANNUM TO MEET AFFORDABILITY.

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

COMMUNAL ENTRANCE

APARTMENT

ENTRANCE HALL

Hard wood floor, large storage cupboard, radiator.

KITCHEN / LOUNGE / DINER

20'2" x 11'10" (6.15 x 3.62)

Double glazed Juliette Balcony to lounge and double glazed window to kitchen, hard wood floor, integrated fridge freezer, washing machine and dish washer, gas hob & electric oven, breakfast bar and stools.

BEDROOM 1 11'5" x 10'2"

(3.50 x 3.12)

Double glazed window, carpet, radiator, fitted wardrobe.

BEDROOM 2 9'5" x 7'1" (2.89 x 2.17)

Frosted double glazed window, carpet, radiator, wardrobe.

BATHROOM 7'3" x 5'8" (2.21 x 1.74)

Frosted double glazed window, panelled bath with shower over and screen, pedestal wash hand basin, low flush W.C, heated towel rail, fully tiled.

EXTERNAL

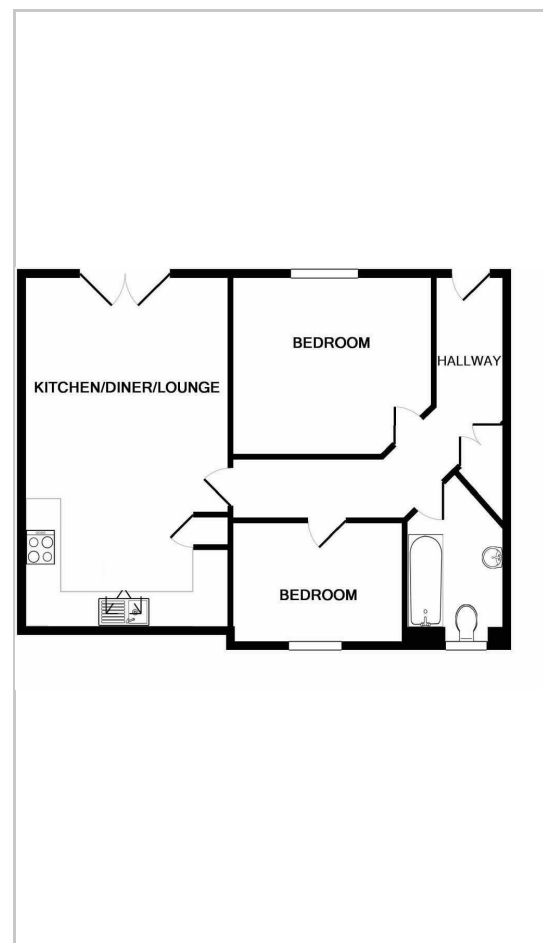
PARKING

1 allocated parking space to the rear. P518

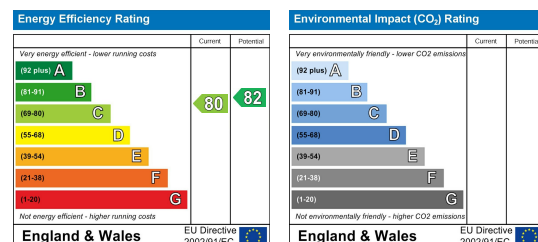
Area Map



Floor Plans



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

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