



TMS

ESTATE AGENTS



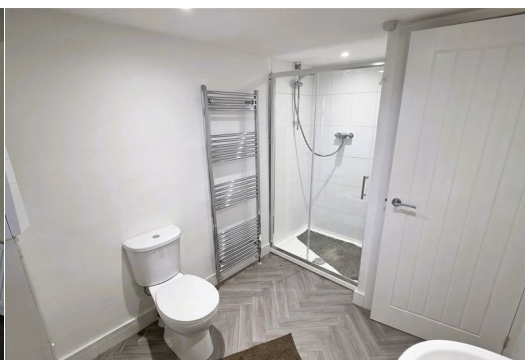
39 Grange Road, Ramsgate, CT11 9NA

£1,000 Per Month



- SPACIOUS 2 BEDROOM GROUND FLOOR FLAT
- UNFURNISHED
- COUNCIL TAX BAND - A
- EPC- C
- SHORT WALK FROM THE ROYAL HARBOUR

- FRESHLY RENOVATED THROUGHOUT
- CENTRAL RAMSGATE
- CLOSE TO HIGH STREET
- CLOSE TO MAINLINE STATION
- CLOSE TO LOCAL AMENITIES



AVAILABLE IMMEDIATELY ~ CENTRAL RAMSGATE ~ LARGE
2 BEDROOM GROUND FLOOR FLAT ~ RECENTLY
RENOVATED

This spacious flat on Grange Road offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, including shops, cafes and beautiful coastal walks along Ramsgate seafront.

Recently renovated throughout, the flat is situated on the ground floor. The large lounge area opens up to a kitchen, which is modern with fitted appliances. There are two double bedrooms, one of which opens up to the private garden space. The newly fitted bathroom is modern, well maintained and benefits from a shower over the bath.

Offered unfurnished and ideally for a long term let, the property is perfect for those who may need to commute to London, Ramsgate's mainline station is less than a kilometre away and offers fast links direct to London St Pancras. The Royal Harbour with its many independent restaurants, cafes and bars is just a short walk away as is Ramsgate's main beach.

The landlord will consider 1 small pet.

Council Tax Band = A / Deposit (5 Weeks Rent) = £1153.80 /
Holding Deposit £230.76 / EPC = C
<https://checker.ofcom.org/> for broadband and phone
coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM
TOTAL INCOME OF £30,000 PER ANNUM TO MEET
AFFORDABILITY FOR THIS PROPERTY - IF A
GUARANTOR IS REQUIRED THEY WILL NEED TO SHOW
A TOTAL INCOME OF £36,000 TO MEET AFFORDABILITY
FOR THIS PROPERTY.

Call TMS Estate Agents today to book your accompanied
viewing.

EXTERIOR

ENTRANCE HALLWAY 26'0" x 6'2" (7.945 x
1.891)

LOUNGE 16'7" x 14'9" (5.075 x 4.505)

KITCHEN 5'2" x 12'8" (1.596 x 3.871)

Integrated appliances including oven, hob,
fridge freezer and microwave.

BATHROOM 6'9" x 6'9" (2.064 x 2.075)

Walk-in shower, W.C. and Wash Basin

BEDROOM 1 16'9" x 7'6" (5.124 x 2.305)

Built in wardrobe and access to rear external
garden

EXTERIOR SPACE

Fenced area of private garden

BEDROOM 2 7'7" x 11'11" (2.317 x 3.635)

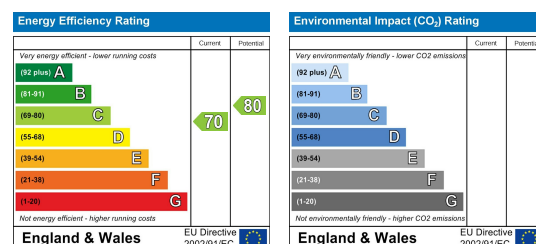
Contains large walk-in wardrobe area:
2.824m² x 1.986m²



Area Map



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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