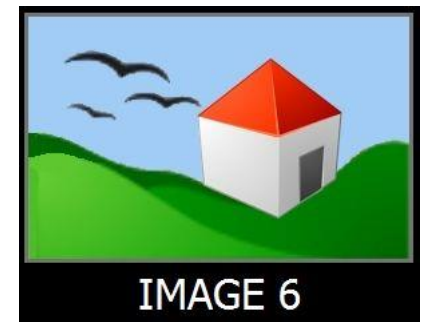


Lettings property brochure



LIVESTREAM VIDEO TOUR VIA GAVL
FRIDAY 23RD JULY 2021 AT 2:30PM



Emmanuel House, Addington Square, Margate, Kent, CT9 1NN

Rental PCM: £875

3 Bedrooms

1 Receptions

2 Bathrooms

No Parking

EPC C

 lettings@oakwoodhomes.biz

 01843 222700

 www.oakwoodhomes.biz

Fees Payable

Holding Deposit:

Once you have found a property and had your offer to rent accepted, subject to contract, you will be required to pay the equivalent of one week's rent; the holding deposit is non-refundable in the event any of the following:

1. You decline to proceed with the tenancy
2. You fail the Right to Rent check
3. You provide a false or misleading statement for referencing purposes
4. You do not enter into a tenancy agreement or confirm a moving date within 15 days ("deadline for Agreement") of the payment
nb: you may have the option to enter into a written agreement to extend this deadline if it is agreeable by all parties

You will be required to submit your documentation and details to a nominated independent Referencing Company who will carry out an identity check, credit check, Right to Rent check, seek employer, accountant and landlord references.

All occupiers over the age of 18 may be required to be referenced. If referencing is successful the one week's rent will form part of your first rent payment and the balance of this and a 5 week deposit will also be payable prior to completion.

Company or Commercial Let:

An administration fee of £400 (inc vat) is payable if you are taking a tenancy as a Company and not as an individual or if you are renting a commercial property from Oakwood homes

Methods of payment:

Bank transfer: Our bank details will be supplied to you upon request to enable you to make a direct transfer to our account

Debit card: Please allow 3 banking days for payment to clear into our account

968 Sq Ft

For more details and photos visit us online at
www.oakwoodhomes.biz

The Property

ARE YOU LOOKING FOR SOMETHING UNIQUE...? Oakwood Homes are delighted to bring to the rental market, this spacious three bedroom house in Margate. Close to the Old Town, this property comes with a huge 18 foot master bedroom along with a further two good sized bedrooms, one with en suite shower room. With a lovely modern kitchen, this property has so much to offer close to sandy Margate Beach and walking distance to the train station.

Open Plan Lounge/Kitchen: 25'04" (7.72m) x 17'07" (5.36m)

Down Stairs Shower and W.C

Bedroom One: 10'02" (3.10m) x 9'0" (2.74m)

Bedroom Two: 18'03" (5.56m) x 11'07" (3.53m)

Bedroom Three: 11'07" (3.53m) x 10'02" (3.10m)

Bathroom: 6'05" (1.96m) x 6'0" (1.83m)

Location

Situated in the popular town of Margate. This beautiful seaside town has so much to offer!

Within walking distance you will find Margate seafront, Margate old Town, Turner Gallery, the High street, Dreamland, Local bars and restaurants. Margate also benefits from good transport links via the train station and bus routes.

Council Tax Band B

Key Features

- Semi Detached House
- Three Bedrooms
- Town Location
- En Suite Shower Room
- Gas Central Heating


Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective tenants should satisfy themselves as to their condition. LET0002543

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