



Oakwood homes®
putting people first

Property brochure



Union Row, Margate, Kent, CT9 1PP

Rental PCM £995

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Council Tax B



lettings@oakwoodhomes.biz



01843 222700



www.oakwoodhomes.biz

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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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

882 Sq Ft

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

The Property

This three-bedroom terraced house on Union Row, Margate, has been recently painted throughout, offering a fresh and clean space. Spread over three floors, it features three double bedrooms and a shower room. The ground floor hosts an open-plan living kitchen area, providing a versatile space for daily living and entertaining. A small courtyard at the rear offers a private outdoor area. Located in Margate, this home provides a comfortable and convenient living experience in a coastal setting.

Location

Margate is a picturesque coastal town in Kent, England. With its stunning sandy beaches, lively seafront attractions, and rich artistic heritage, Margate is a sought-after destination for residents and visitors alike. From historic landmarks like the Turner Contemporary gallery to the vintage charm of Dreamland amusement park, Margate boasts an array of attractions that cater to all tastes. Whether you're seeking a peaceful retreat by the sea or a lively urban experience, Margate's unique character and diverse offerings make it a desirable place to call home.

The Accommodation

Lounge -	14'02" (4.32m) x 19'03" (5.87m)
Kitchen -	6'09" (2.06m) x 7'07" (2.31m)
Shower Room -	5'07" (1.70m) x 8'10" (2.69m)
Bedroom 1 -	10'08" (3.25m) x 14'00" (4.27m)
Bedroom 2 -	8'09" (2.67m) x 10'07" (3.23m)
Bedroom 3 -	10'09" (3.28m) x 13'11" (4.24m)

HOLDING DEPOSIT £229

Property brochure

Key Features

- Three bedrooms
- Newly decorated
- Split over three floors
- Shower room
- Available now
- Close to Old Town

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 purchasers should satisfy themselves as to their condition. LET0003192/20240509ABSM



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