



Oakwood homes®  
putting people first

## Property brochure



61 Homefern House Cobbs Place, Margate, Kent, CT9  
1JF

Rental PCM £950

1 Bedrooms

1 Receptions

1 Bathrooms

0 Garage

EPC

Council Tax A



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01843 222700



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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

Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

**The Property**

Welcome to this one-bedroom retirement flat located on the third floor of Homefern House in Margate. This well-maintained property is designed for comfort, convenience, and peace of mind, offering an ideal living space for those aged 60 and over. The property is on the bigger scale of one-bedroom units in the building. Homefern House offers a range of amenities designed to enhance your retirement experience. Residents can enjoy the beautifully maintained communal gardens, which provide a serene setting for a leisurely stroll or a quiet moment of reflection. The development also includes a communal lounge, a perfect place to socialise with fellow residents or participate in organized activities. For added peace of mind, Homefern House is equipped with a 24-hour emergency call system, ensuring that help is always at hand if needed. There is also a house manager on-site, contributing to the smooth running of the community and assisting with residents' needs.

**Location**

Situated in Margate, this delightful seaside town is best known for its beautiful sandy beach and stunning sunsets. Along the seafront you will also find the Turner Art Gallery and the retro theme park, Dreamland. In the old town you will find a variety of vintage shops and boutiques and along the seafront you have a choice stylish bars and restaurants.

**The Accommodation**

Entrance Door	
Hallway	
Living Room -	16'3" (4.95m) x 10'0" (3.05m)
Kitchen	7'6" (2.29m) x 5'10" (1.78m)
Bedroom	13'3" (4.04m) x 13'0" (3.96m)
Shower Room	6'10" (2.08m) x 5'7" (1.70m)

HOLDING DEPOSIT £219

**Property brochure**

**Key Features**

- Retirement Flat
- Over 60's
- Third Floor
- Spacious
- Available from July

**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. LET0002785/ABSM20240524



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