



Oakwood homes®
putting people first

Property brochure



Tivoli Road, Margate, Kent, CT9 5SH

Rental PCM £1,150

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Council Tax B



lettings@oakwoodhomes.biz



01843 222700



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

839 Sq Ft

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

The Property

PERIOD SEMI DETACHED HOME! Located on Tivoli Road, Margate, this delightful period semi-detached house boasts generously proportioned living spaces, perfect for both relaxation and entertaining. The interior comprises a separate living room, kitchen/diner and family bathroom to the ground floor, and to the first floor there are 2 double bedrooms, one of which benefits from an en-suite shower room, and a separate WC. Externally there is a reasonably sized rear garden providing patio space for entertaining and a lawn area with side access to the front. Further benefits include double glazing and central heating.

Location

Located within easy access of the QEQM Hospital and close to local primary schooling. Margate is a thriving seaside town offering beautiful sandy beaches, Turner Contemporary Art Gallery, shops, Dreamland Retro theme park, bars and restaurants.

The Accommodation

GROUND FLOOR

Lounge 12'11" (3.94m) x 10'8" (3.25m)
Kitchen/Diner 21'10" (6.65m) x 9'8" (2.95m)
Bathroom 8'5" (2.57m) x 4'5" (1.35m)

FIRST FLOOR

Bedroom 1 10'9" (3.28m) x 10'5" (3.18m)
En-suite 7'4" (2.24m) x 4'7" (1.40m)
Bedroom 2 11'2" (3.40m) x 10'1" (3.07m)

WC

EXTERIOR

Rear Garden Approx. 40' (12.19m)
On street parking only

Holding Deposit £265

Property brochure

Key Features

- 2 Bedroom House
- Close to QEQM
- Recently Decorated
- Available Now
- Spacious

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. LET0001880/MDSM20240612



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