



Oakwood homes®  
putting people first

## Property brochure



Albion house, Seacole Way, Margate,, Kent, CT9 4PA

Rental PCM £1,275

3 Bedrooms

1 Reception

2 Bathrooms

EPC B

Council Tax TBC



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



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

1087 Sq Ft

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

## The Property

PERFECT FOR QEQM WORKERS! Discover luxury living in this brand new, top-floor three-bedroom apartment. This stunning property offers a contemporary design and high-quality finishes throughout. The apartment features three spacious bedrooms, with one bedroom boasting an en-suite bathroom for added privacy and convenience. The remaining bedrooms are perfect for guests, children, or a home office. Enjoy the modern kitchen with open-plan living, creating a seamless flow between cooking, dining, and relaxing. Step out onto the spacious balcony and take in the breathtaking views, perfect for enjoying your morning coffee or hosting outdoor gatherings. Additionally, a stylish family bathroom adds to the convenience and comfort of this beautiful apartment. Experience the epitome of modern living in this new build apartment. Contact us today to arrange a viewing and secure your new home!

## Location

Situated in the 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

Open Plan Lounge Kitchen: 20'05" (6.22m) 22'07" (6.88m)  
Bedroom One: 11'11" (3.63m) X 10'11" (3.33m)  
Ensuite: 6'07" (2.01m) X 6'09" (2.23m)  
Bedroom Two: 12'00" (3.66m) X 11'03" (3.43m)  
Bedroom Three: 17'09" (5.41m) X 17'09" (5.41m)  
Bathroom: 5'08" (1.73m) X 6'08" (2.03m)

HOLDING DEPOSIT £294.00

## Property brochure

### Key Features

- Modern
- New Build
- Spacious three Apartment
- Next to QEQM
- Perfect For Hospital Workers
- CCTV in Communal area
- Intercom Systems
- Gas Central Heating & Double Glazing

### 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. LET0004532MDSM



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