



Oakwood homes®  
putting people first

## Property brochure



Grosvenor Place, Margate, Kent, CT9 1UX

Rental PCM £1,275

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Council Tax B



[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



Oakwood homes®  
putting people first

#### 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

678 Sq Ft

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

## The Property

Discover the perfect blend of convenience and comfort with this charming two-bedroom house in central Margate! Located just a short distance from Margate town centre, Margate Main sands, train station and popular Dreamland hosting a variety of events, this property offers a prime location for those seeking a vibrant coastal lifestyle. Step inside to find a spacious open plan kitchen leading to the dining and lounge area, creating a welcoming space for relaxation and entertainment. French doors off the lounge open up to a balcony, perfect for enjoying the fresh sea breeze. The first floor features a double bedroom and a modern family bathroom, while the second floor boasts a spacious master bedroom flooded with natural light, creating a serene retreat. Additional benefits include a lower ground floor garage with off-street parking, gas central heating, and double glazing for added comfort and convenience. The property is available on a furnished basis, ready for you to move in and make it your own. Don't miss out on this opportunity to live in the heart of Margate! Contact us today to arrange a viewing

## 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

Top Bedroom - 14'11" (4.55m) x 11'03" (3.43m)  
Bathroom - 5'09" (1.75m) x 10'06" (3.20m)  
Middle bedroom - 13'06" (4.11m) x 8'01" (2.46m)  
Lounge / kitchen - 22'03" (6.78m) x 11'03" (3.43m)  
Garage

Holding Deposit: £294.00

## Property brochure

### Key Features

- Spacious
- Two Bedroom
- Furnished
- Balcony
- Garage
- Modern
- Central Location

## Need a mortgage..?

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

0800 035 0353



[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