



Oakwood homes®
putting people first

Property brochure



St Augustines Park, Ramsgate, Kent, CT11 0DF

Rental PCM £1,600

4 Bedrooms

1 Reception

2 Bathrooms

EPC E

Council Tax C



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

904 Sq Ft

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

The Property

This four-bedroom townhouse in St. Augustines Park, Ramsgate, offers practical living across three floors. The ground floor includes a bedroom, utility room, and shower room. On the first floor, there's a lounge and kitchen, while the second floor has three additional bedrooms and family bathroom. The property features a small rear garden and off-street parking.

Location

Discover the charm of Ramsgate, a picturesque coastal town known for its stunning harbour, sandy beaches, and vibrant maritime heritage. Nestled on the southeast coast of England, Ramsgate offers a perfect blend of tranquillity and convenience, with plenty of local shops, cafes, and restaurants just a short stroll away. The town's rich history is complemented by modern amenities, making it an ideal location for both relaxation and exploration.

The Accommodation

Bedroom 1 -	14'08" (4.47m) x 8'03" (2.51m)
Shower Room	
Utility Room	
Lounge -	15'04" (4.67m) x 11'10" (3.61m)
Kitchen -	6'03" (1.91m) x 12'09" (3.89m)
Bathroom -	6'09" (2.06m) x 5'05" (1.65m)
Bedroom 2 -	8'07" (2.62m) x 12'03" (3.73m)
Bedroom 3 -	7'07" (2.31m) x 10'08" (3.25m)
Bedroom 4 -	7'09" (2.36m) x 7'01" (2.16m)

HOLDING DEPOSIT £369

Property brochure

Key Features

- Set over Three Floors
- Downstairs Shower Room
- Ground Floor Bedroom
- Kitchen & Utility Room
- Off Street Parking

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. LER0004513/ABSM240903



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