



Oakwood homes®
putting people first

Property brochure



42 St Augustines Park , Ramsgate, Kent, CT11 0DF

Rental PCM £1,450

3 Bedrooms

1 Receptions

2 Bathrooms

Off Street Parking

EPC

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

871 Sq Ft

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

The Property

This beautifully furnished three-bedroom terraced townhouse, situated in the peaceful and family-friendly St Augustine's Park in Ramsgate, is available for a 12-month rental starting in November. The property is thoughtfully laid out across three floors, offering a spacious and flexible living environment. On the ground floor, you'll find the first of the 2 modern shower rooms, and the second reception room. On the first floor, a stylish open-plan kitchen and living area, perfect for entertaining or family gatherings. The top front bedrooms offer beautiful morning views of Pegwell Bay in the distance, adding a touch of tranquillity to the space. The top floor also consists of a further bedroom and the second shower room, for convenience. Outside, the home benefits from off-street parking on a private driveway and a lovely rear garden, ideal for outdoor activities. Just a 5-minute walk from the beach, this property combines coastal living with the convenience of a quiet, residential neighborhood, making it a perfect home.

Location

Ramsgate is a charming seaside town on the south east coast of England, known for its rich maritime history, stunning sandy beaches, and bustling harbour. With a mix of Georgian and Victorian architecture, the town exudes character, offering a perfect blend of old-world charm and modern amenities. Ramsgate is a haven for nature lovers, with beautiful coastal walks, parks, and a variety of outdoor activities. Its vibrant town centre boasts an array of independent shops, cafes, and restaurants, making it a lively yet peaceful place to live or visit. Whether you're drawn to its historical significance or its scenic beauty, Ramsgate offers a unique coastal experience.

The Accommodation

Reception Room	8'04" (2.54m) x 8'11" (2.72m)
Shower Room	8'10" (2.69m) x 6'02" (1.88m)
Open Plan Kitchen/Living Area	11'09" (3.58m) x 22'00" (6.71m)
Shower Room	5'04" (1.63m) x 6'10" (2.08m)
Bedroom 1	8'06" (2.59m) x 12'03" (3.73m)
Bedroom 2	7'07" (2.31m) x 9'07" (2.92m)
Bedroom 3	5'06" (1.68m) x 6'11" (2.11m)

HOLDING DEPOSIT £334

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Key Features

- Furnished Home for 12 Month Rental
- Dual Aspect Reception Room
- Open Plan Kitchen / Living
- 5 Minutes from the Beach
- Quiet Family neighbourhood
- Off Street Parking

Need a mortgage..?

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

0800 035 0353



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