



Oakwood homes®
putting people first

Property brochure



Gordon Road, Cliftonville, Margate, Kent, CT9 2DN

Rental PCM £800

1 Bedroom

1 Reception

1 Bathroom

EPC D

Council Tax A



lettings@oakwoodhomes.biz



01843 222700



www.oakwoodhomes.biz



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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

441 Sq Ft

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

The Property

Discover your new home in this stylish one-bedroom ground floor flat, perfectly situated on the popular Gordon Road in Cliftonville. Enjoy the vibrant atmosphere of the bustling High Street and the beautiful beach, both just a short stroll away. Inside, you will find a spacious open plan living area that features a modern kitchen seamlessly integrated with a large lounge and dining area, making it ideal for entertaining or simply relaxing. The flat includes a comfortable double bedroom, providing a peaceful retreat, along with a separate bathroom designed for convenience and comfort. This property is in excellent condition and ready for you to move in. It is perfect for individuals or couples looking for a stylish and convenient living space in a sought-after location. Don't miss out on this fantastic opportunity!

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

Communal Entrance with access to bike store. Front door to:

Entrance Hall: Entry phone system. Wooden flooring
Lounge: 14' (4.27m) x 13' (3.96m) Open plan to:
Kitchen: 12' (3.66m) x 6'3" (1.91m)
Double Bedroom: 13'5" (4.09m) x 9' (2.74m)
Bathroom:

Holding Deposit: £184.00

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Key Features

- Spacious
- Central location
- Close to town centre
- Close to beach
- Good transport links nearby
- Modern
- Ground floor

Need a mortgage..?

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