



Oakwood homes®
putting people first

Property brochure



Westbrook Avenue, Westbrook, Margate, Kent, CT9 5HN

Rental PCM £1,850

4 Bedrooms

2 Receptions

2 Bathrooms

Off Street Parking

EPC C

Council Tax D



lettings@oakwoodhomes.biz



01843 222700



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

1625 Sq Ft

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

The Property

A STUNNING SEMI DETACHED 4 BEDROOM HOUSE IN WESTBROOK located just minutes from the seafront and town centre! The property benefits from spacious rooms, plenty of storage, off street parking for two cars, gas central heating and double glazing. On the ground floor you will find a separate lounge with a large bay window leading through wooden glass panelled doors to the dining area and a modern open plan fitted kitchen. You will also find a separate utility room and a large beautifully maintained garden to the rear. On the first floor there are three double bedrooms and a family bathroom. Finally on the second floor there is the large master bedroom with a modern en-suite. Please call Oakwood homes for viewing details.

Location

Westbrook is a residential Victorian seaside resort on the Thanet peninsula in the south east corner of England. It is the westernmost part of Margate and is part of the ribbon development of the north Kent coast. Westgate-on-Sea lies to the west. Westbrook is a short distance from Margate town centre and benefits from some beautiful coastline.

The Accommodation

Lounge	15'06" (4.72m) X 13'01" (3.99m)
Dining Room	11'05" (3.48m) X 12'09" (3.89m)
Kitchen	19'00" (5.79m) X 12'07" (3.84m)
Utility Room	
Bathroom	8'03" (2.51m) X 8'09" (2.67m)
Bedroom 1	11'05" (3.48m) X 12'05" (3.78m)
Bedroom 2	16'01" (4.90m) X 11'09" (3.58m)
Bedroom 3	8'06" (2.59m) X 8'05" (2.57m)
Bedroom 4	21'03" (6.48m) X 11'02" (3.40m)

HOLDING DEPOSIT £426

Property brochure

Key Features

- Semi detached
- Stunning home
- 4 double bedrooms
- 2 reception rooms
- Utility room
- Large garden
- Off street parking for 2 cars
- GCH & DG
- Sought after location

Need a mortgage..?

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

0800 035 0353



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