



Oakwood homes®  
putting people first

## Property brochure



Newington Road, Ramsgate, Kent, CT11 0QT

Rental PCM £1,350

4 Bedrooms

1 Reception

2 Bathrooms

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

#### 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

1216 Sq Ft

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

## The Property

Three bedroom house in Ramsgate, conveniently situated near the train station and town centre. This spacious property spans three stories, featuring a contemporary kitchen/diner with French doors opening to the garden. The outdoor space includes a summer house and workshop at the rear. Upstairs, you'll find four bedrooms - three doubles and one smaller room - along with two bathrooms and a separate lounge. Additionally, a large loft extension offers ample storage space. Contact Oakwood homes to schedule a viewing of this impressive residence.

## Location

Situated in the popular town of Ramsgate, this beautiful harbour town has so much to offer! Situated just over a mile from the famous Royal Harbour and bars and restaurants set along the seafront and bustling High Street. Ramsgate train station is just an 11 minute walk (half a mile), and there are local convenience shops close by. This historic town has beautiful seaside walks and is a lovely place to live.

## The Accommodation

Lounge:	15'04" (4.67m) X 13'00" (3.96m)
Kitchen/Diner:	14'11" (4.55m) X 17'02" (5.23m)
Bedroom One:	10'04" (3.15m) X 6'09" (2.06m)
Bedroom Two:	9'05" (2.87m) X 13'01" (3.99m)
Bedroom Three:	9'11" (3.02m) X 9'11" (3.02m)
Bedroom Four:	9'11" (3.02m) X 11'04" (3.45m)
Loft:	12'09" (3.89m) X 15'06" (4.72m)

Summer House

Work Shop

Holding Deposit: £311.00

## Property brochure

### Key Features

- Three Bedroom
- Garden
- Three Stories
- Central Location
- Spacious
- Summer House

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LET0002467/20250422/MDDP



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