

## Property brochure



Fitzroy Avenue, Ramsgate, Kent, CT12 6AP

Rental PCM £1,200

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Council Tax B



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



01843 222700



[www.oakwoodhomes.biz](http://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



#### 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

613 Sq Ft

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

## The Property

THREE BEDROOM BUNGALOW IN RAMSGATE..! Available from June, this spacious three bedroom bungalow on Fitzroy Avenue offers comfortable and well balanced accommodation throughout. The property features three double bedrooms, a modern lounge, a separate kitchen, a family bathroom, and a generously sized garden—perfect for outdoor entertaining or relaxing. With its practical layout and great location, this is a fantastic opportunity for those seeking a bungalow in Ramsgate. Not one to miss..!

## Location

Situated in Ramsgate, close to local shops, bus routes and Westwood Cross retail outlet. A 10 minute car drive, or hop on the Loop bus service found on the road and you will find yourself at Ramsgate's famous Royal Harbour with its selection of bars and cafes and the main sands.

## The Accommodation

Living Room	11'04" (3.45m) x 11'04" (3.45m)
Bedroom 1	11'04" (3.45m) x 11'04" (3.45m)
Bedroom 2	9'05" (2.87m) x 11'05" (3.48m)
Bedroom 3	11'05" (3.48m) x 9'07" (2.92m)
Kitchen	6'09" (2.06m) x 9'05" (2.87m)
Bathroom	5'11" (1.80m) x 5'04" (1.63m)

HOLDING DEPOSIT £276

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### Key Features

- Three Bedrooms
- Off Street Parking
- Close to Amenities
- Easy Access to WWX
- Great Sized Garden

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LET0003831/20250428/ABDP



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