

Lettings property brochure



LIVESTREAM VIDEO TOUR VIA GAVL
Thursday 29th September 2022 at 2pm



Margate Road, Ramsgate, Kent, CT12 6SQ

Rental PCM: £1,400

3 Bedrooms

1 Receptions

1 Bathrooms

No Garage

EPC



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

936 Sq Ft

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

The Property

GAS, ELECTRIC AND WATER INCLUDED IN RENT! Oakwood Homes are delighted to bring to the market this completely refurbished three bedroom maisonette in Ramsgate. Located within walking distance to Westwood Cross Shopping Centre, this property has got so much to offer, including a garden to the rear. Set over 2 floors this property has three good sized bedrooms one has built in wardrobes, modern kitchen and family bathroom. Available now, don't hesitate and give us a call to discuss further.

Location

Situated in the popular town of Ramsgate. This beautiful harbour town has so much to offer! A short distance from the famous royal harbour, bustling High Street, ramsgate train station, bars and restaurants set along the seafront. This Historic town has beautiful seaside walks and is a lovely place to live.

The Accommodation

Lounge: 20'11" (6.38m) x 11'11" (3.63m)

Kitchen: 11'09" (3.58m) x 10'02" (3.10m)

Bathroom: 6'00" (1.83m) x 5'09" (1.75m)

Bedroom one: 13'10" (4.22m) x 8'06" (2.59m)

Bedroom two: 11'11" (3.63m) x 9'08" (2.95m)

Bedroom three: 11'05" (3.48m) x 11'11" (3.63m)

COUNCIL TAX BAND - B

EPC RATING - D

RENT - £1,400 INCLUDING GAS, ELECTRIC & WATER

DEPOSIT - £1,269

Key Features

- Modern
- Spacious
- Garden
- Maisonette
- Three Bedrooms
- GAS/ELECTRIC/WATER INCLUDING IN RENT

Need a mortgage..?

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

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective tenants should satisfy themselves as to their condition. LER0003879



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