



Oakwood homes®
putting people first

Property brochure



Carlton Avenue, Ramsgate, Kent, CT11 9BP

Rental PCM £1,700

5 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

The Property

STUNNING FIVE BEDROOM HOUSE IN CENTRAL RAMSGATE! The property is situated a short distance from Ramsgate Town centre and the famous Royal Harbour. Internally you will find a huge through lounge with stunning fireplaces and french doors leading to the garden. A modern separate kitchen diner, utility room, downstairs WC, pantry and wrap around courtyard garden. On the first floor there are 4 bedrooms, 3 doubles and 1 single, a modern bathroom plus an additional separate WC. Finally on the second floor you will find a particularly large double bedroom with its own en-suite, walk in wardrobe and balcony. This stunning property further benefits from gas central heating and beautiful period features.

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	14'04" x 17'05" (4.37m x 5.31m)
Dining Room	12'01" x 13'03" (3.68m x 4.04m)
Kitchen/Diner	26'00" x 16'02" (7.92m x 4.93m)
Master Bedroom	11'01" x 18'05" (3.38m x 5.61m)
Bedroom 2	10'04" x 13'00" (3.15m x 3.96m)
Bedroom 3	13'05" x 13'01" (4.09m x 3.99m)
Bedroom 4	13'06" x 17'05" (4.11m x 5.31m)
Bedroom 5	5'08" x 9'09" (1.73m x 2.97m)
Bathroom	7'03" x 8'01" (2.21m x 2.46m)

HOLDING DEPOSIT: £392

2271 Sq Ft

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

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Key Features

- Five bedroom
- Two bathrooms
- Sought after location
- Stunning Period features
- Spacious
- 4KW Solar panels
- Courtyard garden
- Close to town centre and seafront.
- GCH

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 purchasers should satisfy themselves as to their condition. LER000416820240910/KKEDP



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