



Oakwood homes®  
putting people first

## Property brochure



Vale Square, Ramsgate, Kent, CT11 9DA

Rental PCM £2,500

6 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC D

Council Tax E



[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



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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

This is a spectacular opportunity to rent a beautifully furnished six-bedroom property in the highly sought-after Vale Square in Ramsgate for approximately six months. Spanning over four floors, the home offers a wealth of space and charm. The lower ground floor features a generously sized double bedroom and an additional storage or spare room. On the ground floor, the open-plan living space stretches from the front to the back, incorporating a lounge and dining area with doors that lead out to the rear garden, perfect for entertaining. Completing the ground floor is a utility room and a spacious kitchen equipped with a range cooker. The first floor hosts a family bathroom and two large double bedrooms. Moving to the top floor, you'll find a shower room and three further bedrooms—two of which are large doubles, along with a single bedroom that could be used as an office. The property benefits from off-street parking at the front and a sizable, south-west-facing garden at the rear, offering plenty of outdoor space to enjoy.

### Location

Ramsgate is a charming seaside town on the southeast coast of England, known for its rich maritime history, stunning sandy beaches, and bustling harbour. With a mix of Georgian and Victorian architecture, the town exudes character, offering a perfect blend of old-world charm and modern amenities. Ramsgate is a haven for nature lovers, with beautiful coastal walks, parks, and a variety of outdoor activities. Its vibrant town centre boasts an array of independent shops, cafes, and restaurants, making it a lively yet peaceful place to live or visit. Whether you're drawn to its historical significance or its scenic beauty, Ramsgate offers a unique coastal experience.

### Key Features

- Spectacular Furnished Family Home
- Short Term Rental
- South-West Facing Garden
- Large Bay Windows
- A Must View
- Set Over Four Floors

2712 Sq Ft

For more details and photos visit us online at  
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GROUND FLOOR

Bedroom 1	12'00" (3.66m) x 16'05" (5.00m)
Reception Room	12'04" (3.76m) x 11'07" (3.53m)
Lounge Area	13'08" (4.17m) x 13'00" (3.96m)
Dining Area	13'01" (3.99m) x 20'03" (6.17m)
Utility Room	7'04" (2.24m) x 8'03" (2.51m)
Kitchen	11'05" (3.48m) x 14'01" (4.29m)

FIRST FLOOR

Bathroom	8'03" (2.51m) x 11'06" (3.51m)
Bedroom 2	11'11" (3.63m) x 12'06" (3.81m)
Bedroom 3	13'07" (4.14m) x 19'06" (5.94m)

TOP FLOOR

Bedroom 4	6'02" (1.88m) x 8'04" (2.54m)
Shower Room	5'02" (1.57m) x 8'09" (2.67m)
Bedroom 5	12'07" (3.84m) x 11'11" (3.63m)
Bedroom 6	13'08" (4.17m) x 18'04" (5.59m)

HOLDING DEPOSIT £576

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0004599/20241007/ABDP



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