

# Property brochure













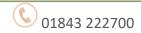


Cecilia Apartments, 67 Dane Park Road, Ramsgate, Kent, CT11 7DN

Rental PCM f895

2 Bedrooms
1 Reception
1 Bathroom
Off Street Parking
EPC B









### 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

### 645 Sq Ft

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

### The Property

Introducing this charming modern two-bedroom purpose-built first-floor apartment, complete with allocated parking and well-kept landscaping. This property features a spacious open-plan lounge and kitchen area with integrated appliances. Additionally, there is a generously sized bathroom featuring a white suite and a shower attachment over the bath. The apartment comprises two double bedrooms, with the master bedroom benefiting from built-in wardrobes. Conveniently located near Ramsgate town centre and various transportation options, this apartment offers both comfort and accessibility in a sought-after location. Also comes with off street parking.

### 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

 Kitchen/Lounge
 21'3" (6.48m) x 10'3" (3.12m)

 Bedroom One
 16'11" (5.16m) x 10'03" (3.12m)

 Bedroom Two
 14'4" (4.37m) x 8'10" (2.69m)

 Bathroom
 5'08" (1.73m) x 7'06" (2.29m)

**HOLDING DEPOSIT £206** 

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### **Key Features**

- Allocated parking
- Close to Ramsgate town
- Open plan lounge/kitchen
- Two double bedrooms
- Double glazing
- Gas central heating

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LET0003275/20240424/ABDP





