



Oakwood homes®
putting people first

Property brochure



Kestrel Court, 2-4 Canterbury Road, Margate, Kent, CT9 5BT

Rental PCM £725

1 Bedrooms

1 Receptions

1 Bathrooms

EPC C

Council Tax A



lettings@oakwoodhomes.biz



01843 222700



www.oakwoodhomes.biz



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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

462 Sq Ft

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

The Property

ONE BEDROOM FURNISHED FLAT CLOSE TO THE SEA... What's not to love about this cosy furnished flat located on Canterbury Road, Margate! Internally, you will find a bright and light bathroom, double bedroom, 15 ft long lounge and kitchen with white goods. This property comes furnished and is ready to move in from September. Call us now on 01843 222700 to register your interest!

Location

Situated in the popular town of Margate. This beautiful seaside town has so much to offer! Within walking distance you will find Margate seafront, Margate old Town, Turner Gallery, the High street, Dreamland, local bars and restaurants. Margate also benefits from good transport links via the train station and bus routes.

The Accommodation

Bathroom -	6'06" (1.98m) x 6'00" (1.83m)
Bedroom -	9'05" (2.87m) x 9'01" (2.77m)
Lounge -	10'07" (3.23m) x 15'10" (4.83m)

EPC C

COUNCIL TAX BAND A

HOLDING DEPOSIT £167

Property brochure

Key Features

- One Bedroom
- Furnished Flat
- Close to the Sea
- Partial Sea View
- Sought After Location

Need a mortgage..?

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

0800 035 0353



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