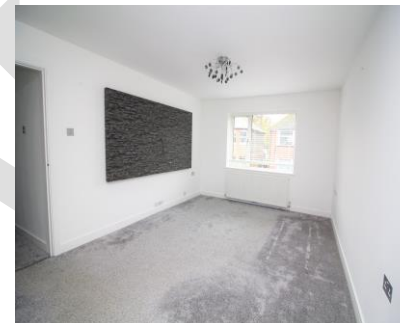
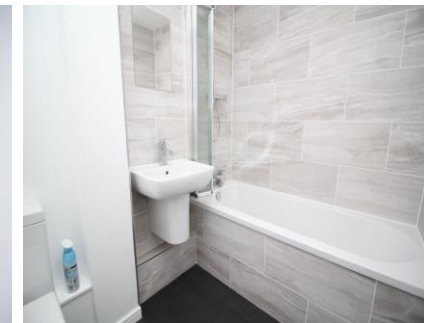




Oakwood homes®  
putting people first

## Property brochure



The Cedars, 11 Harold Avenue, Westgate, Kent, CT8 8QU

Rental PCM £825

1 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC C

Council Tax A



[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

484 Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

## The Property

Stunning modern apartment in Westgate with convenient parking Included! This immaculate property invites you to simply move in and relax. Situated in an ideal location near shops, town, and the train station, this apartment features a spacious open plan layout encompassing a sleek lounge, kitchen, and dining area. The bedroom boasts ample storage with built-in wardrobes, and the stylish bathroom adds a touch of contemporary elegance. Don't miss out on this exceptional living space!

## Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront.

## The Accommodation

|                      |   |
|----------------------|---|
| Lounge/Kitchen/Diner | 22'5" (6.83m) in to kitchen   |
| Lounge widest point  | 11'03" (3.43m)  |
| Kitchen              | Narrows to 9'08" (2.95m)  |
| Bedroom              | 11'08" (3.56m) x 9'09" (2.97m) with built in wardrobes and storage cupboard |
| Bathroom             | 5'05" (1.65m) x 7' (2.13m)  |

Holding Deposit £190

## Property brochure

### Key Features

- Beautifully presented throughout
- Off street parking
- Modern open plan
- Newly refurbished bathroom
- Fully double glazed with GCH
- Close to town, train station & seafront

### 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. LET0003965/20241209/MDDP



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