



Oakwood homes®
putting people first

Property brochure



Adrian Square, Westgate, Kent, CT8 8SU

Rental PCM £825

1 Bedroom

1 Reception

1 Bathroom

EPC E

Council Tax A



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

678 Sq Ft

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

The Property

Welcome to this magnificent lower ground floor apartment nestled in the heart of Westgate. Step into luxury with a generously sized lounge, complemented by a sleek, brand new kitchen and bathroom, creating a modern and inviting ambiance. A hallway adorned with ample storage leads to the tranquil bedroom, while a delightful garden at the rear offers a serene outdoor retreat. This property boasts additional perks, including plenty of storage options and a convenient utility cupboard. Situated in the highly coveted area of Westgate, this chic apartment has recently undergone a stylish makeover, ensuring a fresh and contemporary living space. Enjoy the convenience of being just a stone's throw away from Westgate's charming canopied shops, the train station, and the idyllic beachfront. For more information and to schedule a viewing, contact Oakwood homes today.

Location

Westgate on Sea has been a popular seaside destination since the Victorian times with its beautiful sandy beaches and canopied shopping area. Enjoying many cafes, restaurants, bars, mainline railway station and its own cinema, it is a sought after location for all age ranges

The Accommodation

Bedroom	16'10" (5.13m) x 14'08" (4.47m)
Front room	13'04" (4.06m) x 13'09" (4.19m)
Kitchen	11'09" (3.58m) x 4'00" (1.22m)
Bathroom	11'06" (3.51m) x 5'04" (1.63m)

Holding Deposit - £190

Property brochure

Key Features

- Brand new bathroom and kitchen
- Large garden
- Close to local amenities
- Modern
- Lower ground floor

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. LET0002778/20240425/MDDP



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