



Oakwood homes®
putting people first

Property brochure



St Augustines Road, Ramsgate, Kent, CT11 9PQ

Rental PCM £1,200

3 Bedrooms

1 Reception

1 Bathroom

EPC D

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

785 Sq Ft

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

The Property

PERFECT LOCATION IN RAMSGATE.... Set along St Augustines Road this house has so much to offer. As you enter the property on the lower level you have a large open planned kitchen/living area with a family bathroom located at the rear of the property. Outside you will find a good sized gravelled garden, which leads you back onto the upper level with three good sized bedrooms. The property is close to everything you need, including walking distance to both Ramsgate town and the Royal Harbour, which has plenty of bars and restaurants. What more could you want..?

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

Lounge	12'05" (3.78m) x 11'05" (3.48m)
Kitchen	15'00" (4.57m) x 13'05" (4.09m)
Bedroom One	16'02" (4.93m) x 10'01" (3.07m)
Bedroom Two	11'05" (3.48m) x 8'02" (2.49m)
Bedroom Three:	11'00" (3.35m) x 6'11" (2.11m)
Bathroom:	6'09" (2.06m) x 5'06" (1.68m)

HOLDING DEPOSIT £276

Property brochure

Key Features

- Spacious
- Set over 2 floors
- Family bathroom
- Double bedrooms
- Private garden
- Great location

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. LER000316820240320/ABDP



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