



Oakwood homes®  
putting people first

## Property brochure



Spencer Square, Ramsgate, Kent, CT11 9LA

Rental PCM £2,000

4 Bedrooms

1 Reception

2 Bathrooms

EPC D

Council Tax C



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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

1689 Sq Ft

For more details and photos visit us online at  
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## The Property

Indulge in the epitome of sophistication with this beautifully presented 4-bedroom property on Spencer Square, Ramsgate that is offered part furnished. Set over four floors and brimming with character, this residence offers a perfect blend of historic charm and modern convenience. Located in the ever popular Spencer Square, this property enjoys a prestigious address in Ramsgate, with close proximity to local amenities and the town's vibrant atmosphere. This spacious property provides versatile living spaces, ensuring privacy and comfort for every member of the household. Enjoy your private balcony, offering a serene space to unwind and soak in the ambiance of Spencer Square. Ideal for morning coffees or evening relaxation. The property boasts two luxurious bathroom suites, each with stylish finishes, ensuring a touch of indulgence in daily routines. The open plan living and dining area creates a seamless flow, providing a spacious and inviting environment. To finish off this property, a charming courtyard garden to the rear.

## 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

### Lower Ground

Kitchen - 9'01" (2.77m) x 19'01" (5.82m)  
Utility - 9'10" (3.00m) x 5'01" (1.55m)  
Bathroom - 6'08" (2.03m) x 9'04" (2.84m)  
Bedroom 4 - 8'00" (2.44m) x 14'00" (4.27m)

### Ground Floor

Lounge - 9'01" (2.77m) x 19'01" (5.82m)  
Dining Area - 8'08" (2.64m) x 11'03" (3.43m)

### First Floor

Bathroom - 8'09" (2.67m) x 11'04" (3.45m)  
Bedroom 1 - 12'03" (3.73m) x 15'04" (4.67m)

### Second Floor

Bedroom 3 - 8'09" (2.67m) x 11'04" (3.45m)  
Bedroom 2 - 14'02" (4.32m) x 12'02" (3.71m)

Holding Deposit - £461

## Property brochure

### Key Features

- 4 Bedroom
- Spectacular Home
- Part Furnished
- Close to the Sea
- Set over 4 Floors
- Balcony

## Need a mortgage..?

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

0800 035 0353



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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. LET0004323/ABSM20240520

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