



Oakwood homes®
putting people first

Property brochure



Viking Court Cliftonville Avenue, Margate, Kent, CT9
2AH

Rental PCM £1,050

2 Bedrooms

1 Reception

1 Bathroom

EPC C

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



Oakwood homes[®]
putting people first

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

764 Sq Ft

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

The Property

IMMACULATE SPLIT LEVEL FLAT! Located in the ever popular Viking Court block is this well presented two bedroom split level apartment. The flat benefits from being recently redecorated throughout. It comprises of a lounge, kitchen, two bedrooms, modern shower room and the property also comes with residents parking. All of this in a prestigious block, set in a quiet road in Cliftonville. Call us today to book your viewing on 01843 222700.

Location

Situated in the popular town of Cliftonville, Margate. This beautiful seaside town has so much to offer!

Within a short 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

Bedroom 1 -	9'10" (3.00m) x 12'02" (3.71m)
Lounge -	12'03" (3.73m) x 13'11" (4.24m) x 17'10" (5.44m) (to bay front)
Kitchen -	13'10" (4.22m) x 6'00" (1.83m)
Shower Room -	5'00" (1.52m) x 7'01" (2.16m)
Bedroom 2 -	8'01" (2.46m) x 10'08" (3.25m)

EPC - C

TAX BAND - A

HOLDING DEPOSIT - £242

Property brochure

Key Features

- Spacious
- 2 Bedrooms
- Central Location
- Well Presented
- Available Now

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. LET0004091/ABSM20240529



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