



Oakwood homes®
putting people first

Property brochure



Ellington Road, Ramsgate, Kent, CT11 9SX

Rental PCM £1,700

5 Bedrooms

2 Receptions

2 Bathrooms

Off street parking

EPC D

Council Tax D



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

1959 Sq Ft

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

The Property

This spacious period family home on Ellington Road, Ramsgate, is set over four floors and boasts five generously sized bedrooms, two bathrooms, and two large reception rooms. The property offers ample space for a growing family. A highlight of the home is the large rear paved garden, perfect for outdoor dining and children's play. Additionally, off-street parking provides convenience and security for your vehicles. Located in a desirable area, this beautifully presented residence is ideal for those seeking comfort and ample living space in a prime location.

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, bars and restaurants on the seafront. Ramsgate has beautiful seaside walks along with good transport links.

The Accommodation

Lower Ground

Basement bedroom/reception - 18'02" (5.54m) x 14'05" (4.39m)

Shower room - 6'04" (1.93m) x 8'02" (2.49m)

Additional room with door- 11'06" (3.51m) x 11'04" (3.45m)

Ground Floor

Lounge - 13'02" (4.01m) x 14'05" (4.39m)

Kitchen - 11'04" (3.45m) x 11'03" (3.43m)

W/C

First Floor

Bedroom - 11'05" (3.48m) x 11'04" (3.45m)

Bedroom - 17'01" (5.21m) x 14'05" (4.39m)

Second Floor

Bedroom - 11'03" (3.43m) x 11'05" (3.48m)

Bathroom - 6'10" (2.08m) x 11'01" (3.38m)

Bedroom - 14'06" (4.42m) x 9'08" (2.95m)

HOLDING DEPOSIT £392

Property brochure

Key Features

- Spacious Family Home
- Set over 4 floors
- Large Rear Paved Garden
- Off Street Parking
- Two Bathrooms

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. LER0004503/ABSM20240612



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