



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

Off street parking

EPC C

Council Tax B



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



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



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](http://www.oakwoodhomes.biz)

## The Property

This charming 2-bedroom ground floor flat is now available for rent in the desirable Viking Court on Cliftonville Avenue, Margate. The flat features a spacious living area perfect for relaxing and entertaining, two comfortable and well-lit bedrooms, a modern kitchen area and a well-maintained bathroom. Recently decorated, the flat offers a fresh and welcoming atmosphere. Additional benefits include convenient access to the residents' car park from the rear of the flat. Viking Court is situated in a prime location, providing easy access to local amenities, shops, and public transport, with the beautiful Margate seafront just a short distance away. This flat is ready for immediate move-in. For more details and to arrange a viewing, please contact us 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

Lounge - 13'00" (3.96m) x 19'09" (6.02m)

Kitchen - 12'09" (3.89m) x 5'05" (1.65m)

Bathroom - 5'09" (1.75m) x 11'01" (3.38m)

Bedroom - 8'05" (2.57m) x 17'00" (5.18m)

Bedroom - 8'03" (2.51m) x 13'05" (4.09m)

HOLDING DEPOSIT £242

## Property brochure

### Key Features

- 2 Bedroom Ground Floor Flat
- Spacious
- Central Location
- Access to Rear Car Park
- No Deposit

## Need a mortgage..?

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

0800 035 0353



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



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