



Oakwood homes®  
putting people first

## Property brochure



Albion house, Seacole Way, Margate,, Kent, CT9 4PA

Rental PCM £1,175

2 Bedrooms

1 Reception

2 Bathrooms

EPC B

Council Tax TBC



[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

#### 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

871 Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

## The Property

PERFECT FOR QEQM WORKERS! Discover the perfect blend of style and comfort in this stylish first floor two-bedroom apartment! Internally, you will be greeted by a spacious open plan kitchen lounge featuring a modern fitted kitchen, ideal for cooking and entertaining and the lounge, providing a luxurious and relaxing space with french doors leading to the large balcony. Additionally, you will find two double bedrooms, each with it's own ensuite and finally a separate W/C in the hall . Don't miss the opportunity to make this chic and contemporary apartment your new home. Contact us today to schedule a viewing and experience the convenience and elegance of this rental property firsthand.

## Location

Situated in the Margate, this delightful seaside town is best known for its beautiful sandy beach and stunning sunsets. Along the seafront you will also find the Turner Art Gallery and the retro theme park, Dreamland. In the old town you will find a variety of vintage shops and boutiques and along the seafront you have a choice stylish bars and restaurants'.

## The Accommodation

Open Plan Lounge Kitchen: 24'04" (7.42m) X 14'09" (4.50m)  
 Bedroom One: 18'02" (5.54m) x 10'00" (3.05m)  
 Ensuite: 6'02" (1.88m) X 5'03" (1.60m)  
 Bedroom Two: 18'02" (5.54m) x 10'00" (3.05m)  
 Ensuite: 6'02" (1.88m) X 5'03" (1.60m)  
 W/C

HOLDING DEPOSIT £259.00

## Property brochure

### Key Features

- Modern
- New Build
- Spacious Two Apartment
- Next to QEQM
- Perfect For Hospital Workers
- CCTV in Communal area
- Intercom Systems
- Gas Central Heating & Double Glazing

### 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. LET0004530MDSM



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