



Oakwood homes®
putting people first

Property brochure



Union Crescent, Margate, Kent, CT9 1NR

Rental PCM £800

3 Bedrooms

1 Reception

1 Bathroom

EPC Exempt

Council Tax A



lettings@oakwoodhomes.biz



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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

559 Sq Ft

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

The Property

A charming three-bedroom second-floor flat located on Union Crescent, Margate, is now available for rent. This cozy flat has been recently redecorated and features fresh carpets throughout, providing a modern and comfortable living space. The flat includes a kitchen and a clean, functional bathroom. Perfectly situated in a desirable area, this property offers convenient access to local amenities and transport links. Ideal for small families or professionals looking for a comfortable and stylish home.

Location

Margate, a picturesque coastal town in Kent, England, is celebrated for its golden sandy beaches and the historic amusement park, Dreamland. Established as a seaside resort in the 18th century, Margate features a charming old town filled with vintage shops, cozy cafes, and eclectic galleries. The town's vibrant arts scene is highlighted by the Turner Contemporary art gallery, which honors the legacy of painter J.M.W. Turner. Visitors can also explore unique attractions like the Shell Grotto, an underground passage adorned with intricate seashell mosaics. Margate's blend of nostalgic charm and modern creativity makes it a distinctive and inviting destination.

The Accommodation

Lounge -	7'10" (2.39m) x 17'05" (5.31m)
Bedroom -	10'02" (3.10m) x 5'08" (1.73m)
Bedroom -	7'09" (2.36m) x 8'10" (2.69m)
Bathroom -	8'01" (2.46m) x 5'03" (1.60m)
Bedroom -	9'02" (2.79m) x 15'06" (4.72m)
Kitchen -	10'03" (3.12m) x 5'07" (1.70m)

Holding Deposit £184

Property brochure

Key Features

- Redecorated Throughout
- Fresh Carpets
- Second Floor
- Three Bedroom
- Fully Electric

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. LET0003183/20240725/ABDP



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