



Oakwood homes®
putting people first

Property brochure



Copperhurst Walk, Palm Bay, Margate, Kent, CT9 3JE

Rental PCM £1,250

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Council Tax B



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

710 Sq Ft

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

The Property

A WELL PRESENTED 2 BEDROOM TERRACE HOME LOCATED ON THE POPULAR PALM BAY DEVELOPMENT. On the ground floor is a porch area, L shaped lounge/diner and the fitted kitchen, whilst on the first floor there are 2 double sized bedrooms and a bathroom. The property benefits from double glazing and central heating along with an enclosed rear garden with gate leading to a garage in block. This home is well located for local shops, the sea front and schools.

Location

Located in the very popular Palm Bay development which boasts a good selection of local shops along with its own junior school, as well as being close to the sea front. The Old Town is approx 2¼ miles away with a good selection of bars and restaurants, whilst across the main sands is the mainline station which provides good rail links to London and beyond.

The Accommodation

GROUND FLOOR

Porch	
Lounge Area	16'8" (5.08m) x 10'1" (3.07m)
Dining Area	11'3" (3.43m) x 8'6" (2.59m)
Kitchen	10'10" (3.30m) x 8'6" (2.59m)

FIRST FLOOR

Landing	
Bedroom 1	13'4" (4.06m) x 10'7" (3.23m) not into built in wardrobe
Bedroom 2	11'7" (3.53m) x 9'6" (2.90m)
Bathroom	7'1" (2.16m) x 5'7" (1.70m)

OUTSIDE

Front garden laid to lawn with path to front door. Rear garden approx 32' (9.75m) with patio area, lawn, enclosed with panel fencing, gate to rear to the garage in block.

HOLDING DEPOSIT £288

Property brochure

Key Features

- Two double bedrooms
- Garage
- Sought after location
- Decorated to a high standard
- Available now
- No deposit

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. LER0003890/240814ABCW



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