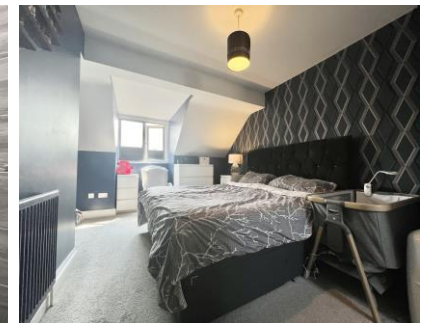




Oakwood homes®  
putting people first

## Property brochure



Canterbury Road, Margate, Kent, CT9 5DF

Rental PCM £1,450

3 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC C

Council Tax C



[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



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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

979 Sq Ft

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

## The Property

MODERN 3 BEDROOM FAMILY HOME...! This lavish 3 bedroom family home located in Westbrook, just a short walk away from the sea comes with off street parking and a garage! On the ground floor you will find an extremely high spec kitchen, followed by a 14 foot lounge and rear garden. On the first floor, 2 great sized double bedrooms and family bathroom. To finish off this amazing property, on the top floor you will find the master bedroom that has the benefit of an en-suite! This property will not be around for long so call us now on 01843 222700 to register your interest...!

## Location

Margate is located on the far north east tip of the Kent coast and boasts some of the most stunning sunsets around. With long beaches, a thriving art community, retro theme park (Dreamland), shops, restaurants, Turner Art Gallery and bars there are many ways to occupy your time here. With the high speed rail links it appeals to commuters wishing to enjoy to fresh sea air and sandy beaches.

## The Accommodation

Kitchen -	9'3" (2.82m) x 9'2" (2.79m)
Lounge -	14'09" (4.50m) x 13'00" (3.96m)
Bedroom 1 -	8'06" (2.59m) x 13'00" (3.96m)
Bathroom -	5'05" (1.65m) x 6'10" (2.08m)
Bedroom 2 -	13'00" (3.96m) x 8'09" (2.67m)
Bedroom 3 -	9'03" (2.82m) x 12'06" (3.81m)
En Suite -	6'09" (2.06m) x 5'06" (1.68m)

HOLDING DEPOSIT £334

## Property brochure

### Key Features

- 3 Double Bedrooms
- Modern Living
- Close to the Sea
- Off Street Parking

## 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. LER0003704/ABSM240815



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