



Oakwood homes®
putting people first

Property brochure



Turner Heights Zion Place, Cliftonville , Margate, Kent,
CT9 1RA

Rental PCM £975

2 Bedrooms

1 Reception

2 Bathrooms

Off Street Parking

EPC B

Council Tax C



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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

688 Sq Ft

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

The Property

EARLY VIEWING IS A MUST OF THIS GOOD SIZED 2 BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT IN A SECURE MODERN BLOCK CLOSE TO THE OLD TOWN AND THE SEA FRONT WITH ALLOCATED PARKING SPACE. With everything thing close by this property should be top of your viewing list. The accommodation consists of 2 double bedrooms with the master bedroom having a walk-in wardrobe and en-suite as well as a family bathroom and open plan living room and kitchen. The living room has a Juliet balcony and the property has double glazing, central heating and a security entry system. There is an allocated parking space in a gated car park.

Location

Margate is a sought after location and offers a long cliff-top coastline ideal for Sunday afternoon walks. Margate itself offers sandy beaches, cafes, bars and restaurants or art gallery and Dreamland for amusement. Mainline rail links to London.

The Accommodation

Lounge Area	14'0" (4.27m) x 12'4" (3.76m) with Juliet balcony
Kitchen Area	9'10" (3.00m) x 8'0" (2.44m)
Bedroom 1	15'5" (4.70m) x 9'10" (3.00m) walk in cupboard
En-suite	9'10" (3.00m) x 4'2" (1.27m)
Bedroom 2	13'10" (4.22m) x 9'3" (2.82m)
Bathroom	6'5" (1.96m) x 6'4" (1.93m)

EPC RATING - B

COUNCIL TAX BAND - C

HOLDING DEPOSIT - £225

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Key Features

- Purpose built flat
- Convenient location
- Two double bedrooms
- Two bathrooms
- Close to local amenities

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. LER0004220/MDSM240820



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