



Oakwood homes®  
putting people first

## Property brochure



Beach Rise, Westgate, Kent, CT8 8AB

Rental PCM £995

2 Bedrooms

1 Receptions

1 Bathrooms

ON Street Parking

D EPC



[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

645 Sq Ft

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

## The Property

Introducing this stunning two-bedroom apartment located on the top floor, in Westbrook offering breathtaking sea views. Situated by the seafront, this property provides a serene and picturesque living experience. you will be greeted by a spacious hall leading to the lounge, perfect for relaxation and enjoying the seaviews. The abundance of natural light creates a warm and inviting atmosphere throughout the apartment. The stylish modern kitchen fitted with a cooker, dishwasher, washing machine and fridge. The apartment features two well-proportioned bedrooms, offering ample space for rest and relaxation. Wake up to the soothing sound of waves crashing against the shore and enjoy the stunning sea views from the comfort of your own bedroom. Additionally, residents of this property have access to a large communal garden, providing a tranquil outdoor space to unwind and enjoy the fresh sea breeze. Completing this wonderful apartment is a well-appointed bathroom,

## Location

Westbrook is a residential Victorian seaside resort on the Thanet peninsula in the southeast corner of England. It is the westernmost part of Margate and is part of the ribbon development of the north Kent coast. Westgate-on-Sea lies to the west. Westbrook is a short distance from Margate town centre and benefits from some beautiful coastline.

## The Accommodation

Hallway: 7'05" (2.26m) X 5'05" (1.65m)

Lounger/ diner: 1.63m (5'4") x 4'47m

Kitchen: 11'10" (3.61m) X 5'07" (1.70m)

Bedroom One: 10'04" (3.15m) X 11'08" (3.56m)

Bedroom two: 9'11" (3.02m) X 9'04" (2.84m)

Bathroom: 9'10" (3.00m) X 4'01" (1.24m)

Epc: D

Council tax A

## Property brochure

### Key Features

- Two Bedroom
- Sea Views
- Large Communal garden
- Part Furnished
- DG & GCH
- Modern
- Sought after location

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



[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

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0004287