



Oakwood homes®  
putting people first

## Property brochure



Gilbert Road, Ramsgate, Kent, CT11 7QR

Rental PCM £1,200

2 Bedrooms

2 Receptions

1 Bathroom

EPC D

Council Tax B



[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

818 Sq Ft

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

**The Property**

This spacious two-bedroom, first-floor maisonette offers a comfortable and modern living space, perfect for a small family or professionals. The property features two generous double bedrooms, both with built-in wardrobes, providing ample storage. A modern shower room and a separate WC add to the convenience. The large lounge area is ideal for relaxing and entertaining, with an additional room off the lounge that can serve as a perfect home office or study. The maisonette also boasts a private garden with a storage shed.

**Location**

Discover the charm of Ramsgate, a picturesque coastal town known for its stunning harbor, sandy beaches, and vibrant maritime heritage. Nestled on the southeast coast of England, Ramsgate offers a perfect blend of tranquility and convenience, with plenty of local shops, cafes, and restaurants just a short stroll away. The town's rich history is complemented by modern amenities, making it an ideal location for both relaxation and exploration.

**The Accommodation**

Kitchen / Dining Room -	15'00" (4.57m) x 15'09" (4.80m)
Shower Room -	8'08" (2.64m) x 4'04" (1.32m)
Lounge -	19'01" (5.82m) x 15'00" (4.57m)
Study / Office	
Bedroom 1 -	9'09" (2.97m) x 10'11" (3.33m)
Bedroom 2 -	9'07" (2.92m) x 11'11" (3.63m)

HOLDING DEPOSIT 276

**Property brochure**

**Key Features**

- Spacious Rooms
- Private Garden
- Close to the Train Station
- Additional Study Area
- Shower Room

**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. LER0004581/ABSM240906



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