



Oakwood homes®
putting people first

Property brochure



Station Approach Road, Ramsgate, Kent, CT11 7RJ

Rental PCM £1,800

4 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC D

Council Tax C



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

1087 Sq Ft

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

The Property

Spacious 4-bedroom semi-detached house in Ramsgate ! Nestled in the heart of Ramsgate, this charming 4-bedroom semi-detached house offers the perfect blend of convenience and comfort. Located just a short walk from the train station, town centre, and the picturesque harbour, this property is ideal for those seeking easy access to local amenities and seaside living. The home boasts four generously sized bedrooms, making it perfect for growing families or those in need of extra space. The bright and airy living spaces provide a warm and inviting atmosphere, complemented by a modern kitchen and dining area, ideal for entertaining. Additional features include a well-maintained garden, off-street parking, garage and proximity to local schools, parks, and shops. With excellent transport links to London and surrounding areas, this property offers the perfect balance of coastal charm and commuter convenience. Don't miss this opportunity to make this delightful home yours!

Location

Discover the charm of Ramsgate, a picturesque coastal town known for its stunning harbour, sandy beaches, and vibrant maritime heritage. Nestled on the south east coast of England, Ramsgate offers a perfect blend of tranquillity and convenience, with plenty of local shops, cafes, and restaurants just a short stroll away.

The Accommodation

GROUND FLOOR

Lounge	15'10" (4.83m) x 11'09" (3.58m)
Dining room	12'07" (3.84m) x 14'00" (4.27m)
Kitchen	7'05" (2.26m) x 10'01" (3.07m)
Conservatory	10'08" (3.25m) x 8'01" (2.46m)
Bathroom (downstairs)	6'08" (2.03m) x 6'07" (2.01m)
Downstairs bedroom/study	8'07" (2.62m) x 7'05" (2.26m)
Bedroom 1	19'09" (6.02m) x 10'02" (3.10m)
Bedroom 2	9'10" (3.00m) x 12'06" (3.81m)
Bedroom 3	7'06" (2.29m) x 9'08" (2.95m)
Shower room	5'04" (1.63m) x 6'04" (1.93m)

HOLDING DEPOSIT - £415

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Key Features

- Spacious
- Furnished or unfurnished - Landlord is Flexible
- Garage/off street parking
- Large garden
- 3/4 bedrooms
- Close to Ramsgate train station

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. LER0004587/20240916/ABDP



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