

Lettings property brochure



Wyndham Avenue, Margate, Kent, CT9 2PR

Rental PCM: £575

0 Bedrooms

1 Receptions


1 Bathrooms

0 Garage

D EPC

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 [www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

### 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

322 Sq Ft

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

### The Property

MODERN STUDIO APARTMENT ! Oakwood Homes are delighted to bring to the market this lovely first floor studio apartment. The property is fully furnished and has been decorated to a high standard, offers an open plan living room/kitchen /bedroom as well as a full bathroom. The property is situated in a sought after location and is a short distance from the high street with all it's shops and amenities, the seafront and local bus routes with direct links to the QEJM. Call Oakwood Homes for viewing details.

### Location

Situated in Margate, this delightful seaside town is best known for its beautiful sandy beach and stunning sunsets. Along the seafront you will also find the Turner Art Gallery and the retro theme park, Dreamland. In the old town you will find a variety of vintage shops and boutiques and along the seafront you have a choice stylish bars and restaurants.

### The Accommodation

Hall Living Room/Bedroom/Kitchen 16'3" (4.95m) x 14'10" (4.52m) into double glazed bay Bathroom 10'0" (3.05m) x 7'3" (2.21m)

### Council Tax Band A

### Key Features

- Studio Flat
- First Floor Flat
- Modern
- Furnished
- DG & GCH

### 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 tenants should satisfy themselves as to their condition. LER0003124