



Oakwood homes®
putting people first

Property brochure



Janice Court, Dane Road, Margate, CT9 2AT

Rental PCM £1,000

2 Bedrooms

1 Reception

1 Bathroom

EPC E

Council Tax A



lettings@oakwoodhomes.biz



01843 222700



www.oakwoodhomes.biz



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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

635 Sq Ft

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

The Property

A GOOD SIZED 2 BEDROOM FLAT CLOSE TO DANE PARK WITH OFF ROAD PARKING. The flat is on the ground floor of the building which is raised up from the parking area, with an entry phone system for peace of mind. The accommodation itself consists of 2 bedrooms, living room with balcony off it, a large storage cupboard a fitted kitchen and bathroom. There is a large communal garden to the rear as well as a resident's car park.

Location

Lovely views overlooking Dane Park...! Close to Margate Old Town where there is a selection of shops, sandy beaches, cafes and restaurants and 1 mile from the Turner Contemporary. Ideal for a couple or family.

The Accommodation

Lounge	14'04" (4.37m) x 10'08" (3.25m)
Kitchen	10'08" (3.25m) x 8'06" (2.59m)
Bedroom One	14'00" (4.27m) x 9'0" (2.74m)
Bedroom Two	12'11" (3.94m) x 6'11" (2.11m)
Bathroom	6'00" (1.83m) x 6'09" (1.83m)
Cupboard/ Utility	5'04" (1.63m) x 5'08" (1.73m)

HOLDING DEPOSIT: £230

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Key Features

- Overlooking Dane Park
- Two double bedrooms
- Balcony apartment
- Private parking
- Spacious
- Available from November

Need a mortgage..?

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

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