



Oakwood homes®
putting people first

Property brochure



Thanet Road, Margate, Kent, CT9 1UA

Rental PCM £775

1 Bedroom

1 Reception

1 Bathroom

EPC C

Council Tax A



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



Oakwood homes®
putting people first

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

484 Sq Ft

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

The Property

EARLY VIEWING IS A MUST AS THIS MAISONETTE IS IN A GREAT LOCATION CLOSE TO MARGATE OLD TOWN AND THE SEA FRONT. Recently refurbished, this 1 bedroom maisonette is sure to appeal. As you enter through your own front door you'll go up the stairs and will find the modern kitchen, shower room and access to a rear courtyard garden. To the front of the property, a double bedroom and spacious living area with large windows letting in lots of natural light. With its proximity to the train station and Dane Park and modern finish this 1 bedroom maisonette is sure to generate much interest, book your viewing as soon as you can.

Location

Located in Thanet Road with Dane Park at the end of the road and only ¼ mile from Margate Old Town. The Old Town itself consists of a number of eclectic shops, bars and restaurants as well as the Turner Contemporary, award winning main sands and Dreamland, together with a main line station providing good links to London and beyond.

The Accommodation

Lounge	15'03" (4.65m) x 12'01" (3.68m)
Bedroom	9'10" (3.00m) x 10'09" (3.28m)
Kitchen	7'07" (2.31m) x 7'06" (2.29m)
Bathroom	6'02" (1.88m) x 6'08" (2.03m)

Holding Deposit: £178.00

Property brochure

Key Features

- One bedroom
- Recently refurbished
- Garden
- Spacious lounge
- Close to Margate Old Town
- Short distance to beach and 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. LET0003981/20241203/MDDP



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