



Oakwood homes®
putting people first

Property brochure



Grundys Hill, Ramsgate, Kent, CT11 9HF

Rental PCM £720

1 Bedroom

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

538 Sq Ft

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

The Property

Town centre apartment! This is a great opportunity to rent a second floor apartment located right in the heart of Ramsgate, directly opposite Waitrose and a short walk away from the seafront with many cafes and bars overlooking the Royal Harbour. The flat has a kitchen, bathroom, double bedroom and lounge, and several of the windows have been replaced in recent years. Call us to arrange your viewing!

Location

Grundys Hill is situated off Queen Street in Ramsgate, right in the heart of the town, directly opposite Waitrose and a short walk away from the seafront, with many cafes and bars overlooking the Royal Harbour. Ramsgate station with the high speed link to London is also a short walk away.

The Accommodation

Steps to front door

Hallway

Bedroom 11'7" (3.53m) x 10'0" (3.05m)

Shower room 7'8" (2.34m) x 5'4" (1.63m)

Lounge 14'7" (4.45m) x 12'5" (3.78m)

Kitchen 13'0" (3.96m) x 6'3" (1.91m)

Balcony

Limited unrestricted parking is available in the vicinity

Holding Deposit £166

Property brochure

Key Features

- One bedroom purpose built flat
- Town centre location
- Short walk to seafront
- Available Now

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. LER0004653/20241204/ABDP



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