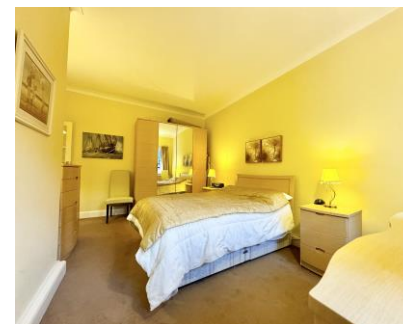




Oakwood homes®
putting people first

Property brochure



Sion Court, Sion Hill, Ramsgate, Kent, CT11 9JA

Rental PCM £995

1 Bedroom

1 Reception

1 Bathroom

EPC C

Council Tax B



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

678 Sq Ft

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

The Property

Welcome to this exceptional one-bedroom ground floor flat situated on the prestigious Sion Hill in Ramsgate. Offering direct views of Ramsgate harbour, this property provides a rare opportunity to enjoy a picturesque coastal setting. The flat features a spacious living area with large windows that frame the stunning harbour views, filling the space with natural light. The bedroom is well-proportioned, and the kitchen and bathroom add a modern touch. To the rear, the property boasts a rear garden. With its sought-after location and unique combination of scenic views and outdoor space, this flat is ideal for those looking to embrace coastal living.

Location

Ramsgate is a vibrant coastal town known for its stunning beaches, historic architecture, and bustling marina. It offers excellent transport links, a variety of shops, restaurants, and cafes, and a welcoming community atmosphere. Perfect for those seeking seaside living with modern conveniences.

The Accommodation

| | |
|----------|---------------------------------|
| Lounge | 15'07" (4.75m) x 15'05" (4.70m) |
| Bedroom | 16'09" (5.11m) x 9'05" (2.87m) |
| Kitchen | 6'10" (2.08m) x 8'06" (2.59m) |
| Bathroom | 8'04" (2.54m) x 4'11" (1.50m) |

Holding Deposit £229

Property brochure

Key Features

- One-bedroom ground floor flat
- Direct views of Ramsgate harbour
- Private rear garden
- Highly desirable location on Sion Hill

Need a mortgage..?

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

0800 035 0353



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