



Oakwood homes®
putting people first

Property brochure



Carlton Road East, Westgate, Kent, CT8 8PP

Rental PCM £1,200

2 Bedrooms

1 Receptions

1 Bathrooms

No Garage

EPC



lettings@oakwoodhomes.biz



01843 222700



www.oakwoodhomes.biz

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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

721 Sq Ft

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

The Property

Introducing a charming 2-bedroom apartment nestled in the serene coastal town of Westgate on Sea. This inviting residence boasts an open and spacious layout, offering a comfortable and modern living space. As you enter, you'll be greeted by a well-lit living room that seamlessly connects to a fully-equipped kitchen, complete with modern appliances and ample storage. The two cozy bedrooms offer the perfect retreat, with large windows allowing natural light to flood in. The apartment also features a stylish bathroom with contemporary fixtures. Situated in a desirable location, it provides easy access to the nearby beach, local shops, and dining options. With its warm ambiance and convenient amenities, this 2-bedroom apartment in Westgate on Sea is a delightful place to call home. The Property is currently undergoing works including replacing of some carpets and redecoration.

The Accommodation

Kitchen - 3.53m x 2.34m (11'07 x 7'08).

Lounge - 3.61m x 4.78m (11'10 x 15'08).

Bathroom - 2.21m x 2.51m (7'03 x 8'03).

Bedroom One - 4.22m x 3.02m (13'10 x 9'11).

Bedroom Two - 3.02m x 3.12m (9'11 x 10'03).

EPC RATING - B

COUNCIL TAX BAND - D

Property brochure

Key Features

- Undergoing Works
- Spacious
- Popular Location
- Two Bedroom
- Modern Kitchen
- Available Now!

Need a mortgage..?

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0004263