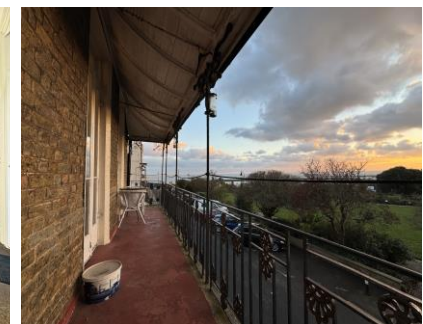




Oakwood homes®  
putting people first

## Property brochure



Albion Place, Ramsgate, Kent, CT11 8HQ

Rental PCM £995

2 Bedrooms

1 Reception

2 Bathrooms

EPC C

Council Tax A



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



01843 222700



[www.oakwoodhomes.biz](http://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

1001 Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

## The Property

Elevate your living experience with this stunning 2 bedroom first floor flat on Albion Place, Ramsgate. Boasting a spacious interior, a private balcony with sea views, and modern amenities, this residence offers a perfect blend of comfort and coastal charm. The large living/kitchen area offers a versatile space, perfect for entertaining or simply enjoying the sea breeze. Step outside to your private balcony and savour breathtaking sea views. Whether it's morning coffee or sunset relaxation, the balcony becomes your personal haven overlooking the captivating coastal scenery. The flat features two comfortable bedrooms, with one bedroom boasting an en-suite and a family bathroom.

## Location

Situated in the popular town of Ramsgate, this beautiful harbour town has so much to offer! A short distance from the famous Royal Harbour, bustling High Street, Ramsgate train station, bars and restaurants set along the seafront. This historic town has beautiful seaside walks and is a lovely place to live.

## The Accommodation

Kitchen/Lounge	23'02" (7.06m) x 16'01" (4.90m)
Bedroom	9'01" (2.77m) x 13'10" (4.22m)
Bathroom	8'10" (2.69m) x 6'04" (1.93m)
Bedroom	14'06" (4.42m) x 12'06" (3.81m) with en-suite

HOLDING DEPOSIT - £229

## Property brochure

### Key Features

- First floor
- Balcony flat
- Luxury living
- Spacious
- Seaside location

## Need a mortgage..?

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

0800 035 0353



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