



Oakwood homes®  
putting people first

## Property brochure



Viking Court Cliftonville Avenue, Cliftonville, Margate,  
Kent, CT9 2AH

Rental PCM £825

1 Bedrooms

1 Receptions

1 Bathrooms

EPC D

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

#### 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

419 Sq Ft

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

## The Property

MODERN GROUND FLOOR FLAT WITH RESIDENT'S PARKING. Located in the ever popular Viking Court is this modern ground floor flat. Inside you will find an open plan kitchen with integrated fridge/freezer, lounge, bathroom and one double bedroom. This flat further benefits from its own entrance, and there is off street parking to the rear in the gated car park. The landlord offers this property without deposit. Fully double glazed and gas central heating.

## Location

Situated in the popular town of Margate. This beautiful seaside town has so much to offer! Within walking distance you will find Margate seafront, Margate Old Town, Turner Gallery, the High Street, Dreamland, local bars and restaurants. Margate also benefits from good transport links via the train station and bus routes.

## The Accommodation

Kitchen/Lounge:	15'05" (4.70m) x 11'11" (3.63m)
Bathroom:	7'09" (2.36m) x 5'05" (1.65m)
Bedroom:	11'11" (3.63m) x 9'09" (2.97m)

HOLDING DEPOSIT £195

## Property brochure

### Key Features

- One bedroom
- Ground floor
- Off street parking
- White goods
- Open plan lounge/kitchen

### 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. LET0002960/20240507ABSM



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