



Oakwood homes®
putting people first

Property brochure



Alma Cottages , Station Road, Birchington, Kent, CT7 9DG

Rental PCM £925

2 Bedrooms

1 Reception

1 Bathroom

EPC E

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

570 Sq Ft

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

The Property

CHARMING COTTAGE IN BIRCHINGTON! This cute 2 bedroom end of terrace cottage is in a tucked away position. The property comprises lounge with a beautiful feature fireplace, kitchen, cellar and bathroom, and on the first floor there are the 2 bedrooms. Outside is a paved private garden. The property is set in the heart of the village with its local shops, train station, sea front and local schools just around the corner. The property is having some cosmetic work complete and will be ready to move into end of May.

Location

The village of Birchington is located on the North Kent coast and comprises four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling High Street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes, whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant.

The Accommodation

Lounge	11' (3.35m) x 10'04" (3.15m)
Kitchen	11'1" (3.38m) x 8'8" (2.64m)
Shower Room	6'01" (1.85m) x 5'06" (1.68m)
Bedroom 1	11' (3.35m) x 10'9" (3.28m)
Bedroom 2	11'01" (3.38m) x 9'4" (2.84m)

The vendor has been unable to confirm whether broadband is available at the property

Residents of other cottages in the row have right of access across the path to their own properties.

- No parking
- Council Tax Band B
- Holding Deposit £213

Property brochure

Key Features

- 2 bedrooms
- End of terrace cottage
- Tucked away setting
- Central location
- Paved garden

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. LER0003791/20240422/ABDP



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