



Oakwood homes®
putting people first

Property brochure



Botany Road, Broadstairs, Kent, CT10 3SE

Rental PCM £1,450

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC D

Council Tax D



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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

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

893 Sq Ft

For more details and photos visit us online at
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The Property

Discover coastal living at its finest with this inviting 2 bedroom detached bungalow located on Botany Road, Broadstairs. Situated just a stone's throw away from the renowned Botany Bay beach, this property offers a wonderful blend of seaside charm and comfortable living. This bungalow boasts two well proportioned bedrooms, providing ample space for relaxation and rest, family bathroom, modern kitchen, spacious lounge, conservatory for extended living and comes with off street parking and garage. To the rear is a fantastic sized garden capturing in the sunlight. Available to view now, this property is not one to miss!

Location

Situated in the road leading to one of the most photographed bays in Kent, Botany Bay. This hidden gem offers stunning views of white cliffs and beautiful chalk stacks. When the tide is out, Botany bay is a great location for fossil hunting and exploring rock pools. Situated on the outskirts of Broadstairs and Margate.

The Accommodation

Lounge	14'04" (4.37m) x 20'97" (8.56m)
Bathroom	5'05" (1.65m) x 9'02" (2.79m)
Kitchen	11'08" (3.56m) x 12'00" (3.66m)
Bedroom 1	9'07" (2.92m) x 11'11" (3.63m)
Bedroom 2	12'00" (3.66m) x 15'05" (4.70m)

HOLDING DEPOSIT £334

Property brochure

Key Features

- Detached bungalow
- Prime location
- Large garden
- 2 bedrooms
- Family bathroom
- Conservatory
- Botany Bay beach
- Off street parking
- Garage

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. LER0004473/20240429/ABDP



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