



Oakwood homes®
putting people first

Property brochure



Victoria Road, Broadstairs, Kent, CT10 2UG

Rental PCM £1,900

4 Bedrooms

1 Receptions

2 Bathrooms

EPC D

Council Tax C



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

Sq Ft

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

The Property

This beautifully refurbished four-bedroom semi-detached house is ideally situated on Victoria Road in the charming town of Broadstairs. Spanning three spacious floors, this property offers modern living with a well-designed layout. The ground floor boasts an open-plan living area seamlessly connected to a contemporary kitchen, perfect for family gatherings and entertaining. On the first floor, you will find two double bedrooms, a single bedroom, and a wet room. The top floor is dedicated to the luxurious master bedroom, complete with an en suite bathroom for added privacy. Outside, there is a lovely enclosed rear garden, ideal for relaxation and outdoor activities. On-street parking is available, and the property is ready for immediate occupancy. Call us today to book your viewing!

Location

The area between Broadstairs and St. Peter's is a picturesque blend of coastal charm and historical allure. Broadstairs, known for its sandy beaches and seaside ambience, transitions into the more tranquil and historic St. Peter's, marked by its medieval church and quaint village atmosphere. The journey between the two offers a mix of scenic landscapes, including green spaces, period architecture, and quiet residential streets, reflecting the rich heritage and relaxed pace of this part of Kent.

The Accommodation

Lounge/Kitchen L Shape	- 10'11" (3.33m) x 24'01" (7.34m) x 17'06" (5.33m)
Wetroom -	6'08" (2.03m) x 6'09" (2.06m)
Bedroom 1 -	12'00" (3.66m) x 9'11" (3.02m)
Bedroom 2 -	10'11" (3.33m) x 11'08" (3.56m)
Bedroom 3 -	8'09" (2.67m) x 6'02" (1.88m)
Bedroom 4 -	9'03" (2.82m) x 17'03" (5.26m)
with En suite -	5'10" (1.78m) x 6'07" (2.01m)
HOLDING DEPOSIT £438	

Property brochure

Key Features

- Newly Refurbished Family Home
- Set Over Three Floors
- Wet Room
- En-Suite to Master
- Open Plan Living
- Cul-De-Sac Location

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. LET0004499/ABSM240816



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