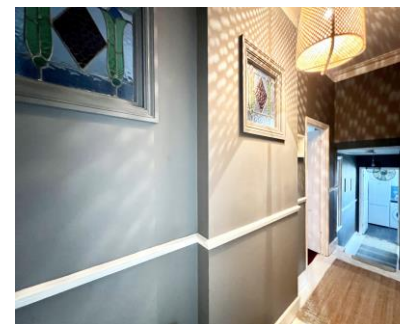




Oakwood homes®
putting people first

Property brochure



Minnis Road, Birchington, Kent, CT7 9QB

Rental PCM £975

1 Bedroom

1 Reception

1 Bathroom

EPC D

Council Tax A



lettings@oakwoodhomes.biz



01843 222700



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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



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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

STUNNING FURNISHED ONE BEDROOM APARTMENT IN MINNIS BAY! This property is comprised of a well presented living room with a large bay window letting in lots of natural light and provides access to the spacious balcony with seaviews. There is a separate modern kitchen with integrated hob/oven, a good sized double bedroom and a stylish bathroom. The property has plenty to offer with its modern furnishing and original features. In a perfect location you are just walking distance to the sea front, parks, local amenities, bars and restaurants.

Location

Birchington is a popular village nestled on the north east Kent coast and offers a good choice of shops, cafes, restaurants and bars

The Accommodation

Lounge:	17'11" (5.46m) X 17'01" (5.21m)
Bedroom:	7'08" (2.34m) X 13'09" (4.19m)
Bathroom:	6'09" (2.06m) X 5'05" (1.65m)
Kitchen:	9'07" (2.92m) X 6'09" (2.06m)

Holding Deposit: £225.00

EPC: D

Council Tax A

Property brochure

Key Features

- One Bedroom
- Stunning Apartment
- Sea views
- Seaside location
- Modern
- Spacious
- Furnished
- Balcony
- Gas Central Heating

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. LET0004233/MDSM240910



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