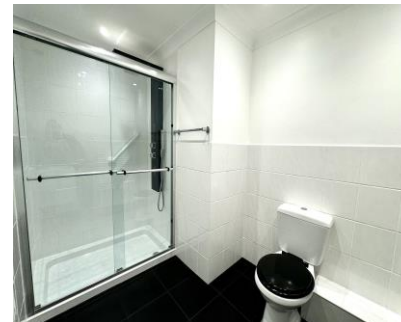




Oakwood homes®  
putting people first

## Property brochure



Union Square, Broadstairs, Kent, CT10 1EX

Rental PCM £1,200

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Council Tax C



[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



Oakwood homes®  
putting people first

#### 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

957 Sq Ft

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

## The Property

PART FURNISHED HOUSE RIGHT BY VIKING BAY! This 2-bedroom part-furnished house is located in the heart of Broadstairs on Union Square, set over three floors. The ground floor features a spacious open-plan kitchen and dining area, furnished with a dining table, chairs, a sofa, and an armchair, making it ideal for both relaxation and entertaining. On the first floor, there is a modern, bright shower room and a lounge with sofas, a coffee table, and a storage unit. The top floor includes two bedrooms: one with a bed and bedside tables, and the second with a wardrobe and separate storage unit. Conveniently located within walking distance of Viking Bay, this house offers both comfort and accessibility in a prime location.

## Location

Discover the charm of Broadstairs! This picturesque seaside town boasts stunning sandy beaches, historic architecture, and a vibrant town centre filled with quaint shops and delightful eateries. Perfect for a relaxing getaway, Broadstairs offers a serene escape with plenty of activities for all ages. Make this idyllic coastal retreat your next rental destination!

## The Accommodation

Kitchen	11'10" (3.61m) x 24'04" (7.42m)
Lounge	9'05" (2.87m) x 16'02" (4.93m)
Bedroom 1	15'08" (4.78m) x 8'10" (2.69m)
Bedroom 2	6'10" (2.08m) x 15'08" (4.78m)
Bathroom	9'08" (2.95m) x 6'09" (2.06m)

HOLDING DEPOSIT £276

## Property brochure

### Key Features

- Part furnished house
- 100 meters from the beach
- 2 bedrooms
- Open plan kitchen/dining area
- Modern decor throughout
- Ready to move straight into

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



[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