



Oakwood homes®  
putting people first

## Property brochure



York Street, Broadstairs, Kent, CT10 1PB

Rental PCM £950

1 Bedroom

1 Reception

1 Bathroom

EPC C

Council Tax A



[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



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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](http://www.oakwoodhomes.biz)

## The Property

Discover this beautifully refurbished one bedroom ground floor property situated on the charming York Street in Broadstairs. This property has recently undergone an extensive redecoration, featuring fresh paint work throughout and flooring, offering a pristine and inviting living environment. With a comfortable lounge and spacious bedroom, a well appointed kitchen, and a modern bathroom with contemporary fixtures and fittings. Additionally, the property boasts a private garden area ideal for unwinding after a long day. Located in the heart of Broadstairs, this property offers the perfect blend of modern living with the charm of a historic seaside town. Close to local amenities and transport links, it provides both convenience and a high quality of life. Don't miss out on this exceptional property.

## Location

Broadstairs is a picturesque coastal town renowned for its stunning beaches, historical charm, and vibrant community. Located on the southeast coast of England, it offers a perfect blend of scenic beauty and modern amenities. The town features a variety of sandy beaches, each with its own unique character, from the family-friendly Viking Bay to the surfer's haven of Joss Bay. With excellent schools, shops, restaurants, and transport links, Broadstairs provides a welcoming and convenient environment.

## The Accommodation

Lounge	11'10" (3.61m) x 10'6" (3.20m)
Bedroom	9'11" (3.02m) x 11'7" (3.53m)
Shower Room	6'5" (1.96m) x 4'11" (1.50m)
Kitchen	14'8" (4.47m) x 9'5" (2.87m)

Holding Deposit - £219

## Property brochure

### Key Features

- One bedroom ground floor flat
- Redecorated throughout
- Rear outside area
- Central 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. LER0004638/20250102/ABDP



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