



Oakwood homes®  
putting people first

## Property brochure



156 Minnis Road, Minnis Bay, Kent, CT7 9QF

Rental PCM £725

1 Bedroom

1 Reception

1 Bathroom

EPC D

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

688 Sq Ft

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

**The Property**

SPACIOUS ONE BEDROOM APARTMENT WITH STUNNING SEA AND SUNSET VIEWS. Oakwood Homes are delighted to bring to the market this lovely split level second floor apartment situated in the sought after location of Minnis Bay. The property is in a prime position with sea views from the lounge and being a short distance from the beach. Internally you will find a large separate kitchen, a large double bedroom, a spacious lounge diner and a family bathroom. Call Oakwood Homes for viewing details.

**Location**

Minnis Bay long sandy Bay backed by grassland/farmland and cliffs. It has a sailing club and a zoned area for boats, windsurfers and kite boarders. Close to Birchington which is a sought after village with a wealth of shops, cafes and bars/bistros. With main line rail connections to London and close to the Thanet Way commuting is an easy option.

**The Accommodation**

Communal entrance hall with stairs to first floor:

Private front door with stairs to second floor:

KITCHEN: 11'08" (3.56m) X 9'03" (2.82m)

BATHROOM: 8'01" (2.46m) X 6'00" (1.83m)

Split level landing with doors to:

BEDROOM: 13'04" (4.06m) X 10'11" (3.33m)

LOUNGE: 17'04" (5.28m) X 12'00" (3.66m)

HOLDING DEPOSIT £167

**Property brochure**

**Key Features**

- Top Floor Flat with Sea View
- Double Bedroom
- Gas central Heating
- Double Glazing
- Spacious
- Sought after 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. LET0001675/MDSM20240621



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