



Oakwood homes®  
putting people first

## Property brochure



St Stephens Park Road, Manston, Ramsgate, Kent,  
CT12 5NE

Rental PCM £2,200

4 Bedrooms

1 Reception

3 Bathrooms

Off Street Parking

EPC B

Council Tax - unassigned



[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<sup>®</sup>  
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

1743 Sq Ft

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

**The Property**

Presenting a stylish 4-bedroom detached new build in the esteemed St. Stephens Park development, Manston. This property offers practicality and elegance with 4 double bedrooms, 2 en suites, a family bathroom, downstairs W.C, lounge, top-of-the-range kitchen/dining area, utility room. Outside is a rear garden, and off-street parking for 2 cars. A perfect family home ready to move into straight away. This is not one to miss!

**Location**

This property is located just a few minutes away from Westwood Cross, and has excellent bus links where you can catch the loop bus with easy access to Margate, Broadstairs, Ramsgate and many more. With the new Thanet Parkway Train Station just a few minutes away giving you direct travel into London St Pancras International. This property is perfect for a family, commuters and a quiet living while being close to amenities.

**The Accommodation**

Entrance	
W.C	
Lounge	16'03" (4.95m) X 18'04" (5.59m)
Kitchen/Dining Area	31'01" (9.47m) X 12'08" (3.86m)
Utility Room	
Bedroom 1	15'04" (4.67m) X 12'07" (3.84m)
En-Suite to Bedroom 1	5'04" (1.63m) X 10'02" (3.10m)
Bedroom 2	10'01" (3.07m) X 13'01" (3.99m)
En Suite to Bedroom 2	5'01" (1.55m) X 9'00" (2.74m)
Bedroom 3	11'04" (3.45m) X 10'11" (3.33m)
Bedroom 4	9'08" (2.95m) X 10'06" (3.20m)

HOLDING DEPOSIT £507

**Property brochure**

**Key Features**

- 4 bedroom detached family home
- 2 En-suite
- Family bathroom
- Open plan kitchen dining area
- Corner plot

**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. LET0004448/20240328/ABDP



[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