



Oakwood homes®  
putting people first

## Property brochure



Park Royal , Herne Bay, Kent, CT6 6DP

Rental PCM £1,400

3 Bedrooms

1 Reception

1 Bathroom

Allocated Parking

EPC TBC

Council Tax C



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

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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



**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

1076 Sq Ft

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

### The Property

TOWNHOUSE IN POPULAR DEVELOPMENT..! This three-bedroom terraced townhouse on Park Royal, Herne Bay, has been carpeted throughout most of the house and beautifully decorated from top to bottom. Spanning three floors, it offers ample living space and modern finishes, perfect for a comfortable and stylish coastal lifestyle. The property has many additional features such as a downstairs W/C, walk in wardrobe to the master bedroom, modern bathroom and garden to relax and enjoy the sun in.

### Location

Herne Bay is a charming seaside town on the North Kent coast, featuring beautiful shingle beaches, a picturesque pier and a vibrant community. With excellent transport links to London and Canterbury, it offers a perfect blend of Victorian charm and modern amenities, making it ideal for both commuters and those seeking a coastal lifestyle.

### The Accommodation

Hallway:

Lounge/Dining: 15'09" (4.80m) x 13'11" (4.24m)

Kitchen: 13'10" (4.22m) x 7'02" (2.18m)

W.C:

Stairs & Landing to:-

Bedroom Two: 13'11" (4.24m) x 9'05" (2.87m)

Bedroom Three: 10'07" (3.23m) x 7'03" (2.21m)

Bathroom: 7'02" (2.18m) x 6'04" (1.93m)

Stairs & Landing to:-

Bedroom one: 12'09" (3.89m) x 10'06" (3.20m)

Dressing Room

Rear Garden

HOLDING DEPOSIT £323

## Property brochure

### Key Features

- Immaculately presented
- Set over three floors
- Allocated parking space
- Popular location
- Available now

### 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. LET0001732/ABSM20240529



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