



Oakwood homes®  
putting people first

## Property brochure



Astoria Close, St Peters, Broadstairs, Kent, CT10 2FQ

Rental PCM £1,300

3 Bedrooms

1 Reception

2 Bathrooms

Allocated off street parking

EPC C

Council Tax C



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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

1011 Sq Ft

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

**The Property**

MODERN HOUSE IN CUL-DE-SAC LOCATION...! Available in August is this spacious three bedroom terraced property, which has so much on offer. Comprising a large lounge with a superb modern kitchen with integrated appliances, and downstairs WC. Upstairs you will find two double bedrooms and a family bathroom. On the second floor you will find the master bedroom, with en-suite as well as a walk-in wardrobe. To the rear of the property you have a small grassed garden and to complete this property you have two allocated parking spaces to the front. This charming house has been completed to a very high standard and we expect a lot of interest so please call Oakwood Homes and book your viewing today.

**Location**

This historic town has much to offer with it's bustling centre with various shops, bars, and restaurants, also boasting the beautiful Viking bay.

**The Accommodation**

**GROUND FLOOR**

Hallway  
Kitchen 11'01" (3.38m) x 7'03" (2.21m)  
Lounge 14'07" (4.45m) x 14'05" (4.39m)  
Cloakroom

**FIRST FLOOR**

Bedroom 1 14'6" (4.42m) x 9'9" (2.97m)  
Bedroom 2 14'7" (4.45m) x 8'3" (2.49m)  
Bathroom

**SECOND FLOOR**

Master Bedroom 12'6" (3.81m) x 10'8" (3.25m)  
En-suite

**OUTSIDE**

Garden: Front garden laid to lawn  
Allocated parking  
Rear Garden: Enclosed and laid to lawn with patio area  
Holding Deposit £300

**Property brochure**

**Key Features**

- Three Bedrooms
- Cul De Sac Location
- Town House
- Off Street Parking
- En Suite to Master Bedroom

**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. LET0002514/ABSM20240618



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