



Oakwood homes®
putting people first

Property brochure



Swinburne Avenue, Broadstairs, Kent, CT10 2DP

Rental PCM £1,250

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Council Tax B



lettings@oakwoodhomes.biz



01843 222700



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

893 Sq Ft

For more details and photos visit us online at
www.oakwoodhomes.biz

The Property

This refurbished ground floor maisonette on Swinburne Avenue offers two spacious bedrooms, open plan kitchen/living area, shower room and a private garden. The entire property has been updated throughout with modern finishes and high-quality fixtures. Located in a sought-after area, it provides easy access to local amenities, schools, and transport links. This stylish and comfortable home is perfect for those seeking a well-appointed living space.

Location

Swinburne Avenue in Broadstairs is a desirable residential street known for its charming properties and friendly community atmosphere. Located in the heart of this picturesque coastal town, Swinburne Avenue offers easy access to the beautiful beaches, scenic coastal walks, and vibrant town centre. Broadstairs itself is rich in history and culture, featuring an array of shops, cafes, restaurants, and local amenities. The area is well-served by public transport, making it convenient for commuting to nearby towns and cities. With its blend of seaside charm and modern conveniences, Swinburne Avenue is an ideal location for families, professionals, and retirees alike.

The Accommodation

Kitchen / Lounge -	10'11" (3.33m) x 25'08" (7.82m)
Bedroom 1 -	13'11" (4.24m) x 9'10" (3.00m)
Bedroom 2 -	11'11" (3.63m) x 9'11" (3.02m)
Bathroom -	5'05" (1.65m) x 8'03" (2.51m)

HOLDING DEPOSIT £288

Property brochure

Key Features

- 2 Bedrooms
- Ground Floor Maisonette with Garden
- Refurbished Throughout to a High Standard
- Off Street Parking for Two Cars
- Open Plan Kitchen Living Area

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. LER0004490/ABSM20240718



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