

## Property brochure



Magdalen Court, Broadstairs, Kent, CT10 1DF

Rental PCM £1,000

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Council Tax B



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



01843 222700



[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

721 Sq Ft

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## The Property

This well-presented two-bedroom ground floor maisonette is set within the quiet and sought-after Magdalen Court development in Broadstairs. Offering spacious accommodation throughout, it features a generous living/dining area, a separate kitchen, two good sized bedrooms, and a modern bathroom. The property benefits from its own private entrance and access to communal gardens. Located just a short walk from local shops, the seafront, and Broadstairs train station, it's perfectly positioned for both convenience and coastal living. Ideal for professionals, couples or small families looking for a comfortable home by the sea.

## Location

Magdalen Court in Broadstairs is tucked away in a quiet residential area, just a short stroll from the town centre and seafront. It's well-placed for easy access to local shops, cafes, and beautiful coastal walks. The nearby train station offers direct links to London, making it a convenient spot for commuters and weekend escapes alike.

## The Accommodation

Kitchen	8'03" x 10'00" (2.52m x 3.05m)
Lounge	15'09" x 14'11" (4.80m x 4.55m)
Bedroom 1	10'00" x 11'06" (3.05m x 3.51m)
Bathroom	5'04" x 10'05" (1.63m x 3.18m)
Bedroom 2	12'10" x 10'01" (3.91m x 3.07m)

Holding Deposit £230

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### Key Features

- Ground Floor Maisonette
- Communal Garden
- On Street Parking
- Popular Residential Location
- Spacious Lounge

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0004655/20250424/ABDP



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