



GUILDCREST ESTATES



Plot 56, 20 Kingsbury Avenue, Manston, Ramsgate CT12 5NF



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Kingsbury Avenue, Manston,  
Ramsgate CT12 5NF

**£1,550 Per month**

RENTAL

The Woburn

This stunning 3 bedroom semi-detached property invites you to experience the perfect blend of comfort, style and modern living. The light and spacious entrance hall with Moduleo LVT, provides access to the kitchen/diner, large downstairs cupboard, downstairs cloakroom and lounge.

In the kitchen you will find an exclusively designed kitchen, consisting of integrated appliances, a washer/drier, dishwasher and fridge/freezer, creating a simple yet elegant feel to the heart of the home. The kitchen/diner provides a light and airy environment, perfect for family mealtimes or entertaining guests.

Double doors open from the kitchen/diner to the lounge with luxurious carpets and patio doors leading out to the garden.

Upstairs, you will find three good-sized, light bedrooms and a family bathroom. The bathroom is fully tiled with modern sanitaryware in white and a heated towel rail for a warm and cozy feel.

The front garden is fully landscaped and the rear garden is laid to turf and patio. The secure







back garden space is perfect for summer days, soaking up the sun and relaxing. There is also driveway with parking for 2 vehicles.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. We look forward to welcoming you to St Stephens Park.

Council Tax Band - TBA

Freehold

Mains Water, sewer, electricity, gas with gas central heating

Fixed wireless broadband

DEPOSIT £1788 ( 5 WEEKS RENT )

RENT £1550 PCM

AML CHECK £50 INCLUDING VAT







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## Key Features

- RENTAL AVAILABLE MAY 2025
- 3 BEDROOM SEMI-DETACHED HOUSE
- BESPOKE FITTED KITCHEN
- INTEGRATED KITCHEN APPLIANCES
- FULLY TILED BATHROOM
- EXCELLENT LOCATION
- GARDEN WITH PATIO AND TURF

## Important Information

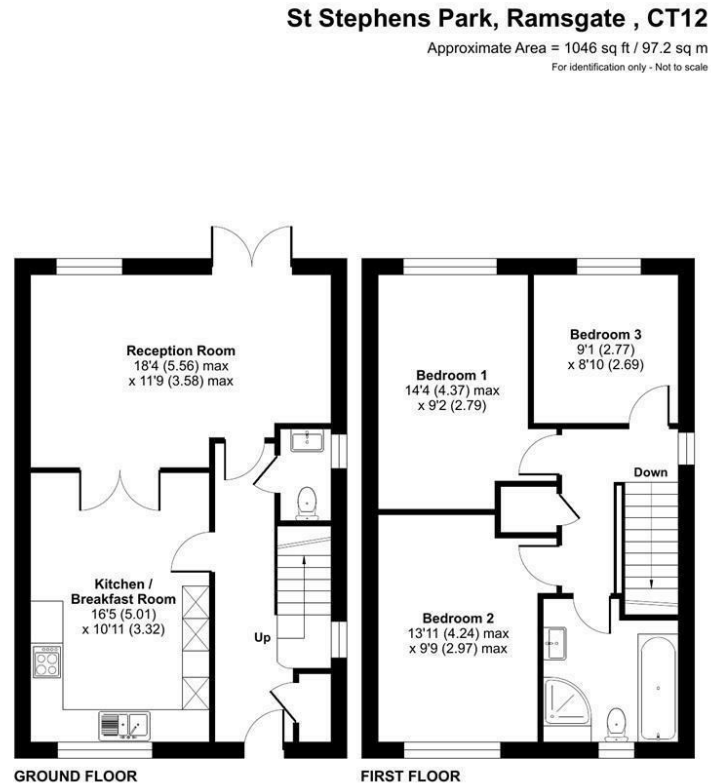
House - Semi-Detached

sq ft

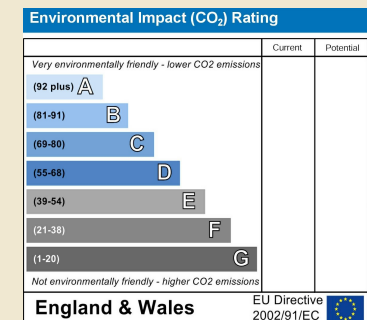
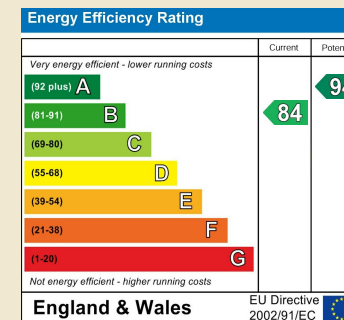
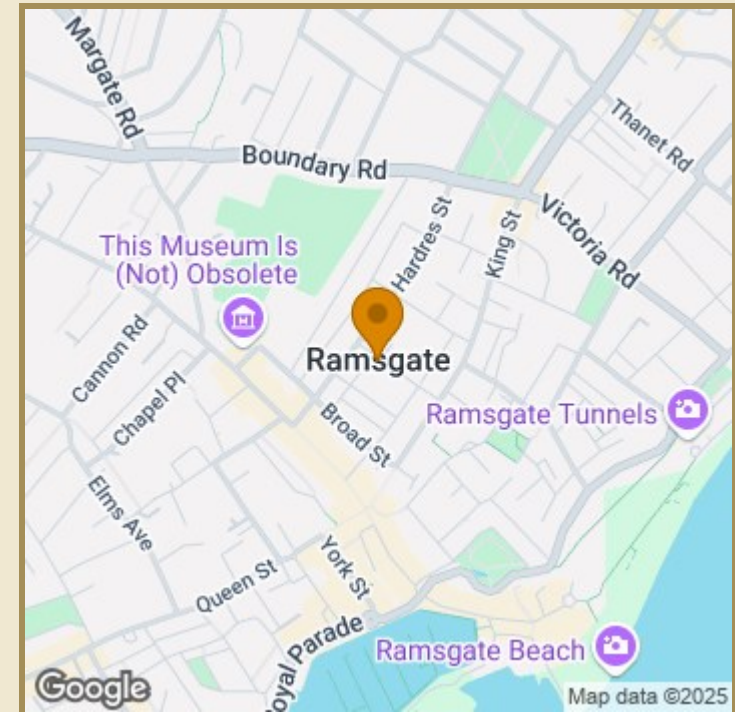
Council Tax Band New Build

EPC Rating B

£1,550 Per month



This floor plan was constructed using measurements provided to RICS by a third party.  
Produced for Guildcrest Estates Ltd - REF: 1130018



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