



GUILDCREST ESTATES



Plot 17 33 St Stephens Park Road, Manston, Ramsgate CT12 5NE



4



4



2



33 St Stephens Park Road,  
Manston, Ramsgate CT12 5NE

**£2,000 Per month**

Available Now-

More Rentals available on this development.

A stunning and impressive detached, 4-bedroom home, featuring a light, spacious and modern interior.

As you enter this large property, you step into a bright and light entrance hall which leads to the spacious open plan kitchen/diner, downstairs cloakroom, utility room and separate lounge. Double doors between the lounge and the dining area allow for further open plan living.

On the first floor are 4 large bedroom, 2 of which have en-suites, and the family bathroom.

Enjoy the large rear garden laid to turf with an Indian Sandstone patio, a fully landscaped front garden and a detached double garage with driveway for 2 vehicles.

This home comes complete with moduleo LVT flooring and luxurious carpet throughout, oak internal doors and a bespoke, fully fitted Roma kitchen with integrated appliances and quartz worktops.

The fully tiled bathroom and en-suites feature modern white sanitaryware, including free







standing baths, separate showers beautiful vanity units. Also included are illuminated mirrors and heated towel rails.

With everything taken care of for you, this new, energy-efficient house gives you the perfect home to start creating new memories. So why wait?

Make your move today and start enjoying your new life on the East Kent coast at St Stephens Park, in this luxurious new home.

Council Tax Band: Not confirmed yet as new build  
Mains water, sewer, electricity, gas with gas central heating.  
Fixed wireless broadband.

Rental £2,000 PCM  
Deposit £2307 (5 WEEKS RENT )  
AML Check £50 INCLUDING VAT





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## Key Features

- Rental Available- 4 Bed Detached
- Great Location
- Double Garage
- Large Plot
- Exclusively Designed Fitted Kitchen
- Moduleo Flooring & Luxurious Carpets Throughout
- En-Suites With Stylish Sanitaryware
- Soft landscaping To The Front

## Important Information

House - Detached

1742.00 sq ft

Council Tax Band New Build

EPC Rating B

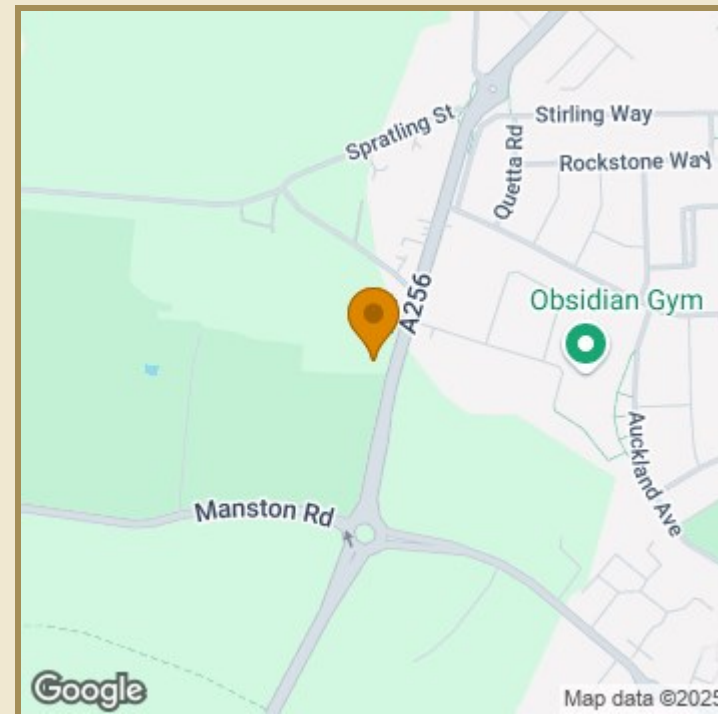
£2,000 Per month

### St Stephens Park Road, Ramsgate, CT12

For identification only - Not to scale



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 85                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



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