



GUILDCREST ESTATES



Plot 53, 26 Kingsbury Avenue, Manston, Ramsgate CT12 5NG



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Kingsbury Avenue, Manston,  
Ramsgate CT12 5NG

**£1,550 Per month**

Rental Market

The Sherwood

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/dryer, 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 rear garden is laid to turf and patio. The secure back garden space is perfect for



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SPRING OFFER

DISCOUNTED PRICE  
FOR A LIMITED TIME ONLY\*







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





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## Key Features

- RENTAL AVAILABLE MAY 2025
- BRIGHT MODERN INTERIOR
- FLOORING INCLUDED
- FULLY TILED BATHROOMS
- INTERGRATED APPLIANCES
- TURF REAR GARDEN
- DRIVEWAY
- THREE BEDROOM NEW BUILD

## Important Information

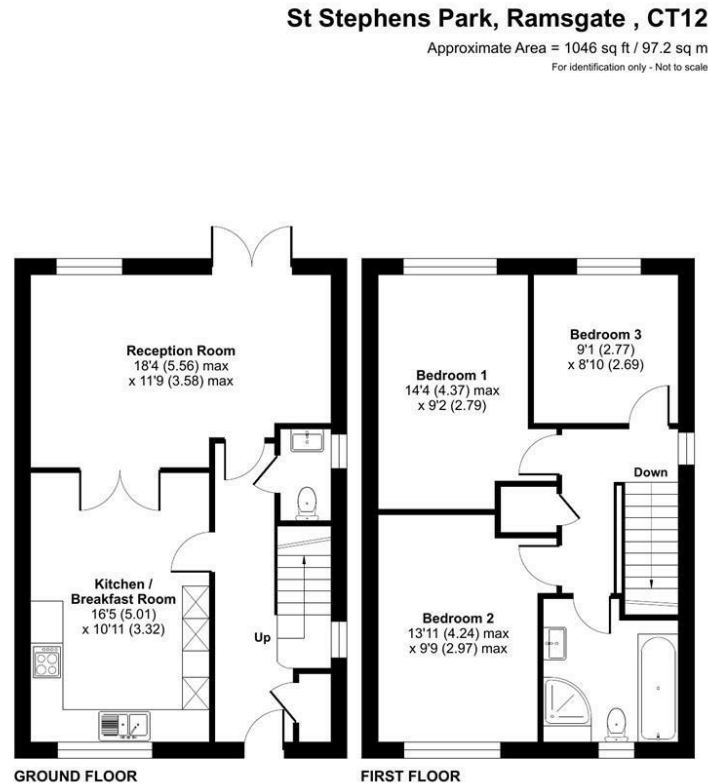
House - Semi-Detached

0.00 sq ft

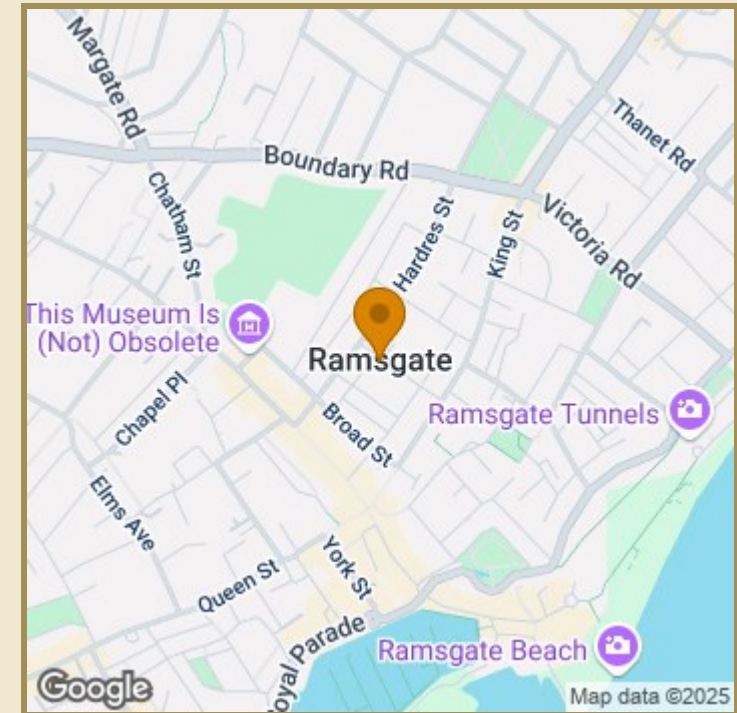
Council Tax Band New Build

EPC Rating

£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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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