



Price

£2,000 PCM

Fees Apply



Available 30/06/26

Manor Road St.
Nicholas At Wade CT7

Wards

Helping you move forwards



Main Features

- **Exceptional contemporary design throughout**
- **Off-street parking**
- **Detached garden room**
- **Sunken seating area with fire pit**
- **Spacious kitchen/dining room with integrated appliances**
- **Bifold doors opening onto patio and covered terrace**



Deposit required is £2,307.69
Thanet District - Council Tax Band Tax Band C

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.wardsofkent.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

Call Thanet 01843 597600 ■ wardsofkent.co.uk

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Wards, 2015. Wards is a trading name of Arun Estates Limited Registered in England No. 2597969

Accommodation

Hallway

Lounge 16 x 10.8

Open Plan Kitchen Diner 21.1 x 15.2

Cloakroom

Bedroom 1 13.3 x 12.2

Dressing Area 9.7 x 3.8

Bedroom 2 15.5 x 7.7

Bedroom 3 11.1 x 7.3

Outside Utility Room 8.5 x 7.2

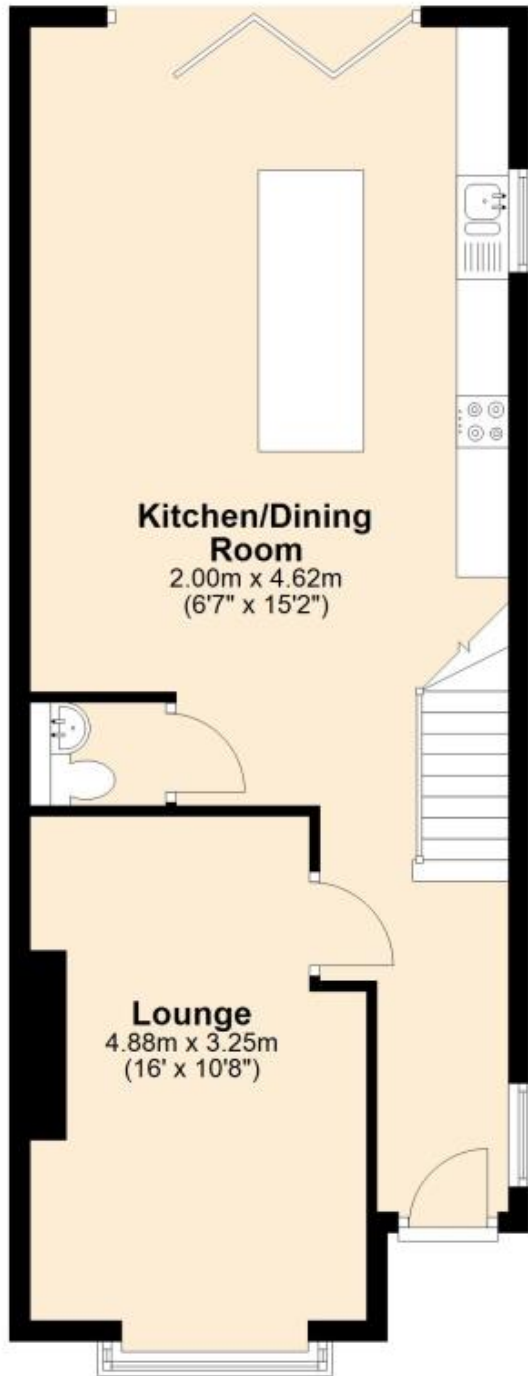
Outside Store 7.2 x 7

Garden Room 16.7 x 12



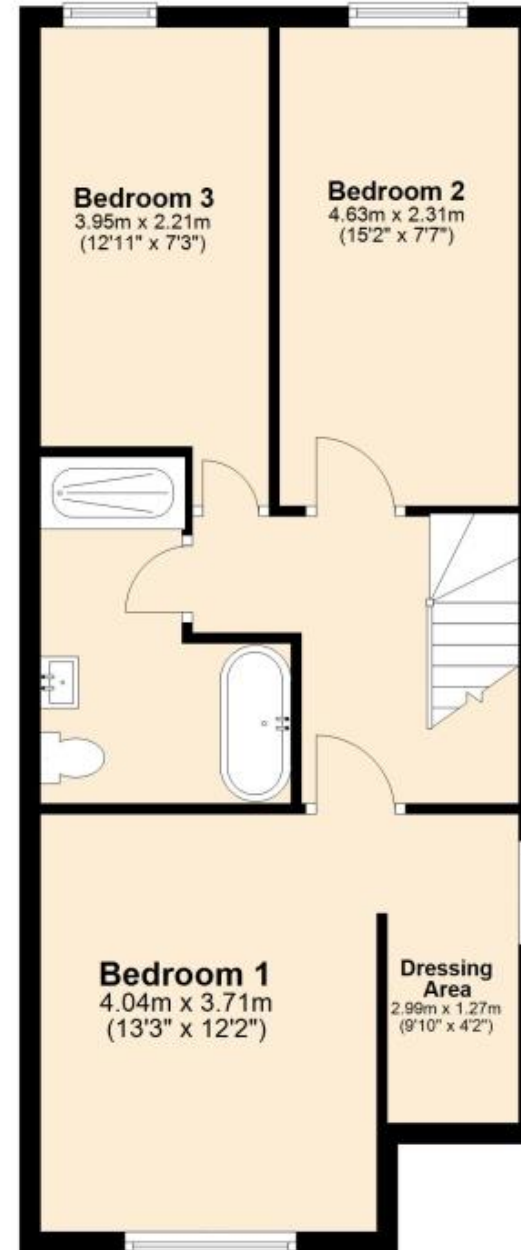
Ground Floor

Approx. 56.4 sq. metres (607.5 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



Total area: approx. 108.9 sq. metres (1171.8 sq. feet)