



## Price

£1,950 PCM

Fees Apply



Available 24/04/26

St. Pauls Road  
Cliftonville

*Wards*

Helping you move forwards



## Main Features

- Sustantial family home
- Over three floors
- New modern interior
- Work from home space
- Flexible layout
- Central Cliftonville



**Deposit required is £2,250.00**  
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](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.wardsofkent.co.uk/renting/tenancy-fees-individuals/](http://www.wardsofkent.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

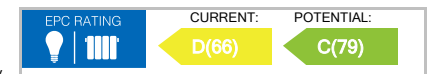
**Call Thanet 01843 597600 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

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

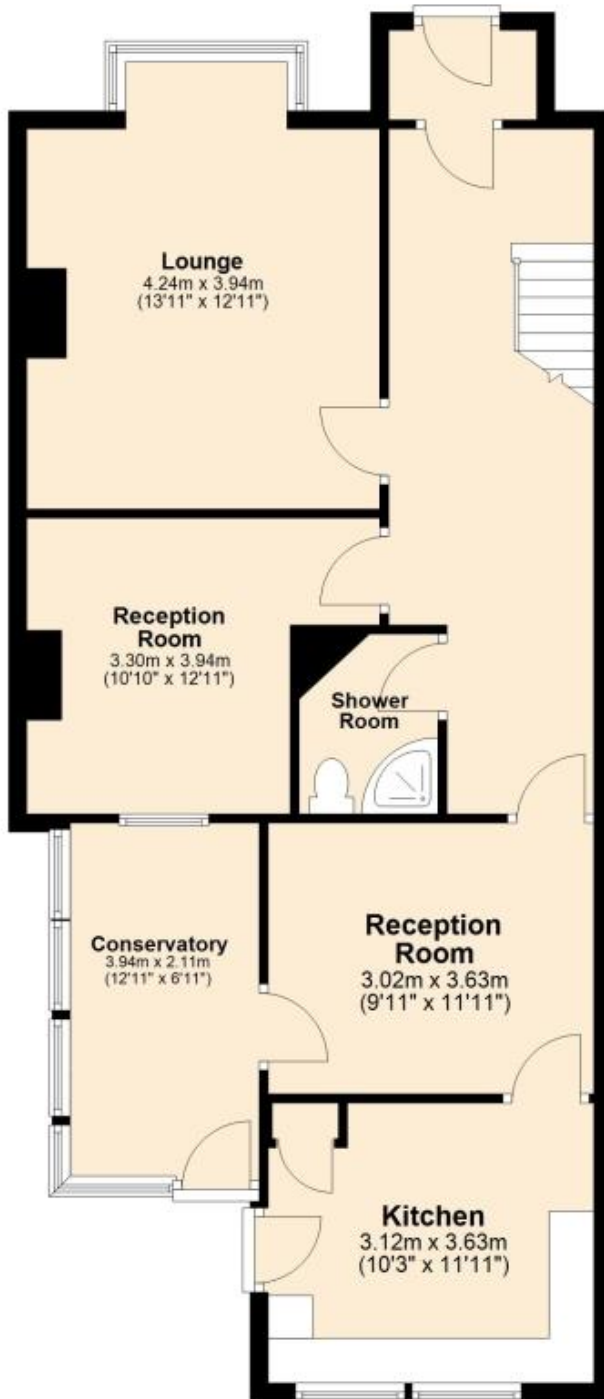
- Porch
- Hallway
- Cellar
- Lounge 14.28 x 10.71
- Reception Room 12.31 x 9.66
- Reception Room 11.82 x 9.54
- Conservatory 12.65 x 6.84
- Shower Room 6.12 x 5.1
- Kitchen 11.82 x 10.3
- Bedroom 1 14.28 x 10.71

- Bedroom 4 15.67 x 11.63
- Bedroom 5 9.84 x 7.97
- Family Bathroom 11.79 x 6.29
- Bedroom 2 19.15 x 12.5
- Bedroom 3 12.98 x 11.66



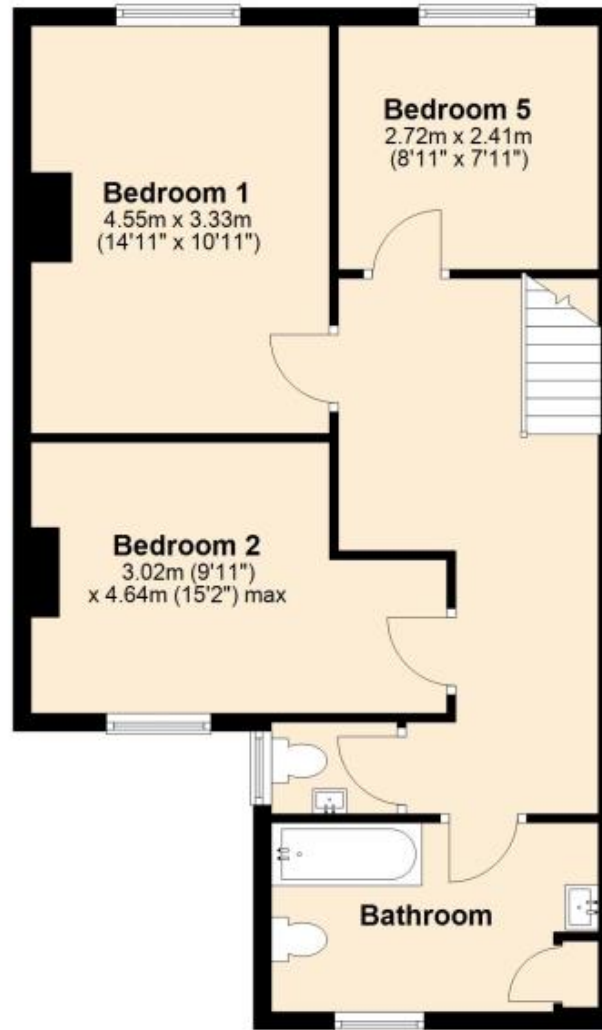
### Ground Floor

Approx. 83.0 sq. metres (893.6 sq. feet)



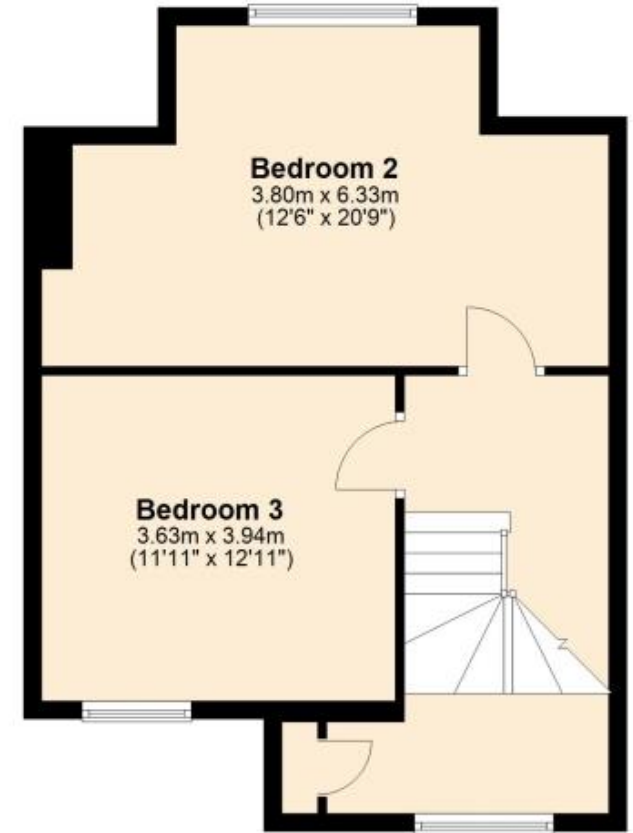
### First Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



### Second Floor

Approx. 48.1 sq. metres (518.2 sq. feet)



Total area: approx. 190.5 sq. metres (2050.0 sq. feet)