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GUILDCREST ESTATES

St Stephens Park Road,  
Manston, Ramsgate CT12 5NE

**Prices from £350,000**

**\*\*Reserve Now\*\***

Last few remaining

\*Please note the price of this property has been reduced as an incentive and all other offers /incentives are not valid on this plot and no further reductions can be made. This offer is for a limited time only. Please see the Guildcrest Homes (UK) website for Terms & Conditions. Guildcrest Homes (UK) reserve the right to withdraw this offer at any time



#### THE PENNINGTON

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. The primary bedroom has an en suite and there is a family bathroom. The bathrooms are fully tiled with modern sanitaryware in white, a vanity unit 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 a 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: D  
Freehold

Mains water, sewer, electricity, gas with gas central heating.

Fixed wireless broadband.





GUILDCREST ESTATES

## Key Features

## Important Information

Freehold

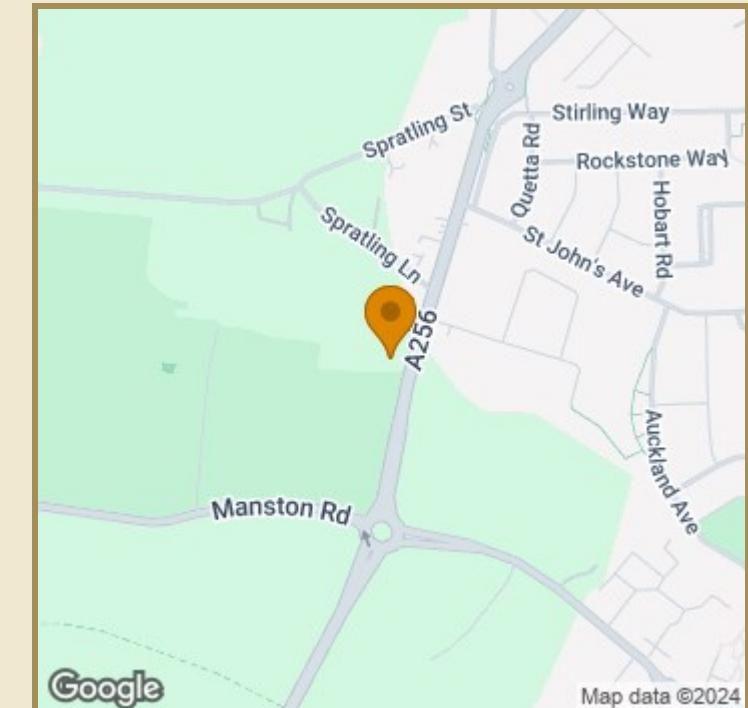
House - Semi-Detached

1122.00 sq ft

Council Tax Band New Build

EPC Rating

£350,000



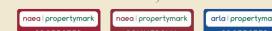
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU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

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



01843 272200 [www.guldcrestestates.co.uk](http://www.guldcrestestates.co.uk)

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Let Alliance

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