



London Road | Sittingbourne, Kent, ME10 1NF



Offers in excess of £150,000 Leasehold

**ROBINSON MICHAEL & JACKSON**

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# London Road, Sittingbourne

Located in Sittingbourne, this top-floor 2-bedroom apartment offers practical living spaces within walking distance to the high street and excellent commuter links. The apartment comprises two good-sized bedrooms, providing ample space for residents. Natural light brightens the rooms, creating a pleasant atmosphere throughout.

The apartment features a well-equipped kitchen, facilitating everyday cooking and meal preparation. Adjacent to the kitchen, a comfortable lounge area offers a relaxing space for residents to unwind or host guests. The bathroom is neatly appointed with essential fixtures, ensuring convenience for daily use.

One of the notable advantages of this apartment is its proximity to Sittingbourne's high street, granting easy access to shopping, dining, and entertainment options. Additionally, the apartment benefits from great commuter links, allowing residents to travel conveniently to nearby areas or cities for work or leisure activities.

Overall, this top-floor 2-bedroom apartment in Sittingbourne offers practical living spaces, convenience to local amenities, and excellent transport connections, making it a desirable choice for modern urban living.





## Property Features

- Council Tax: B
- EPC Rating: E
- Two bedroom top floor apartment
- Ideal first time buy
- Great commuter links
- Residence parking
- Long lease
- Large lounge

## Interior

Entrance Hall:

Lounge/Diner: 4.42m x 3.78m (14'6" x 12'5")

Kitchen: 3.1m x 1.83m (10'2" x 6')

Master Bedroom: 4.34m x 2.72m (14'3" x 8'11")

Bedroom 2: 2.9m x 2.82m (9'6" x 9'3")

Bathroom: 3.07m x 1.83m (10'1" x 6')

## Exterior

Residents car park

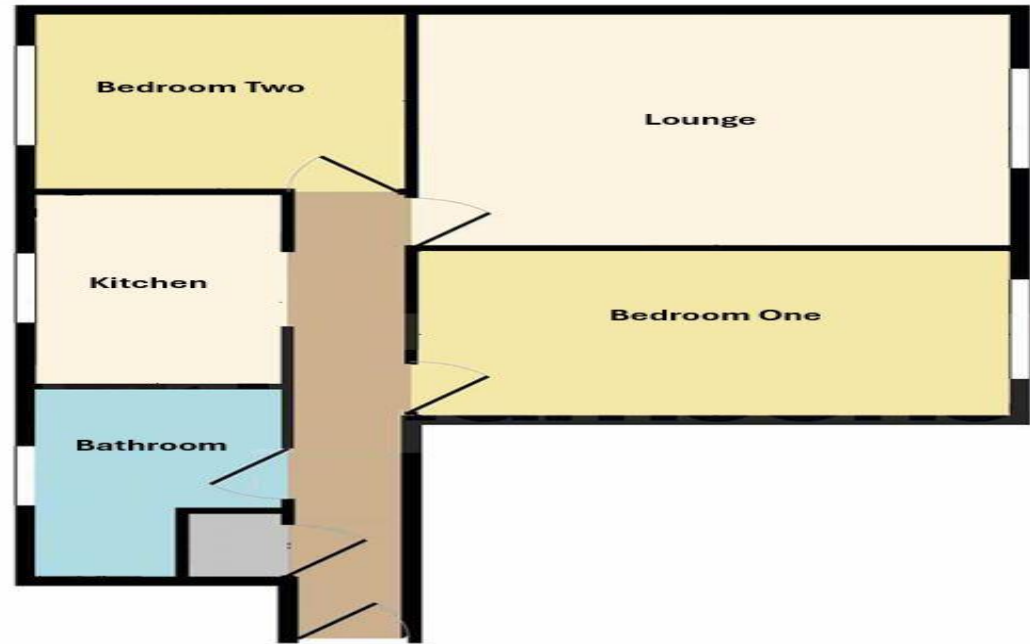
## Leasehold Information

Time remaining on lease: Approx. 122 years and 11 months

Ground Rent: £48 Per Annum

Service Charge: £2,193 Per Annum

Ground Rent Review Date:



TOTAL APPROX. FLOOR AREA 594 SQ.FT. (55.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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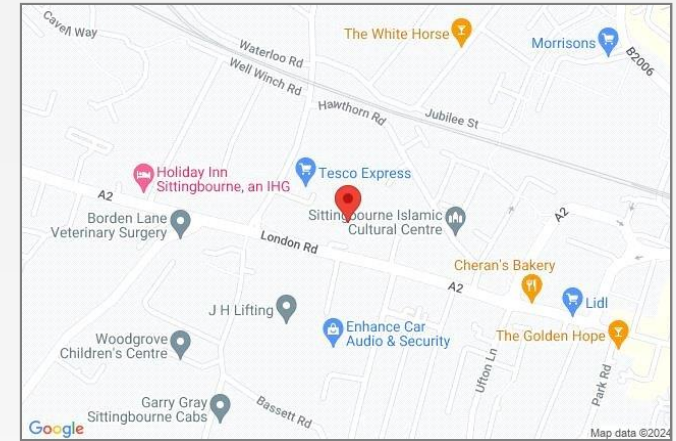






## Property Location

London Road, Sittingbourne, Kent, ME10 1NF



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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