



Station Road, Newington

**PCM £900 PCM**

## Key Features

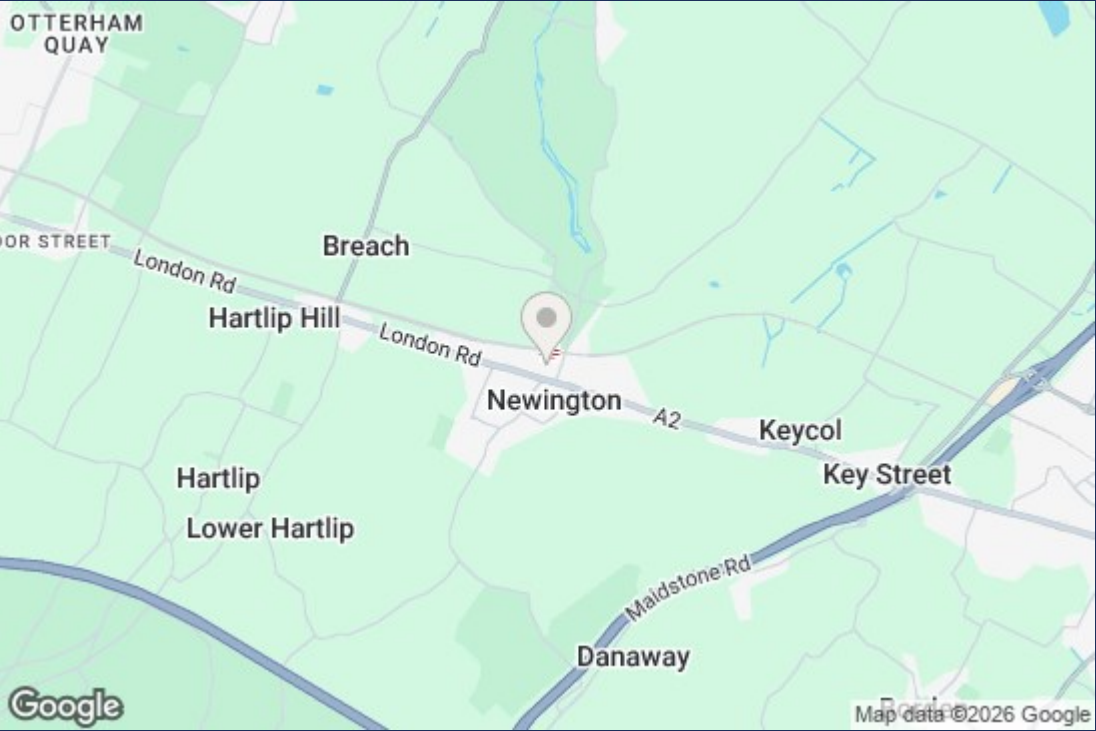
- **AVAILABLE IMMEDIATELY**
- **One Bedroom Ground Floor Apartment**
- **Separate Bedroom**
- **Good Condition Throughout**
- **Close to Newington Train Station**
- **Bathroom**
- **EPC Rating D (68)**
- **Council Tax Band - A**
- **Deposit - £1038**
- **Holding Fee - £207**

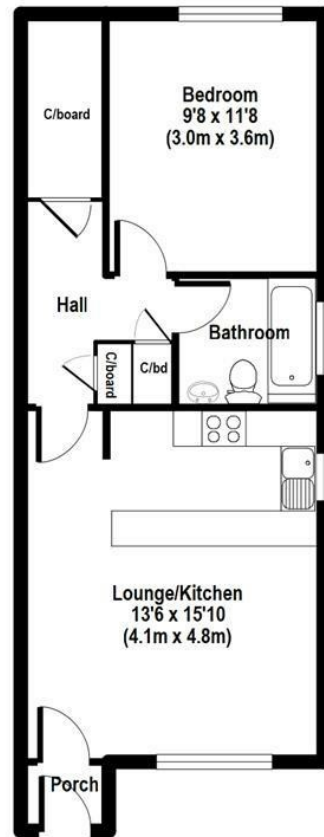


## Property Summary

**AVAILABLE IMMEDIATELY!** Call now to view, this one bedroom purpose built apartment in Newington is going to let quickly. The property is within close proximity to the train station and is on the main line commuter link into London. Internally the property is in good decorative order throughout, a spacious living area and a bedroom. There are storage cupboards inside and the property has had the added benefit of replacement double glazed windows, fitted kitchen and bathroom. We recommend contacting the office without delay to register your interest in this property!







APPROX GROSS INTERNAL FLOOR AREA: 464 sq. ft / 43 sq. m

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FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.  
 (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	77
(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		38	53
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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