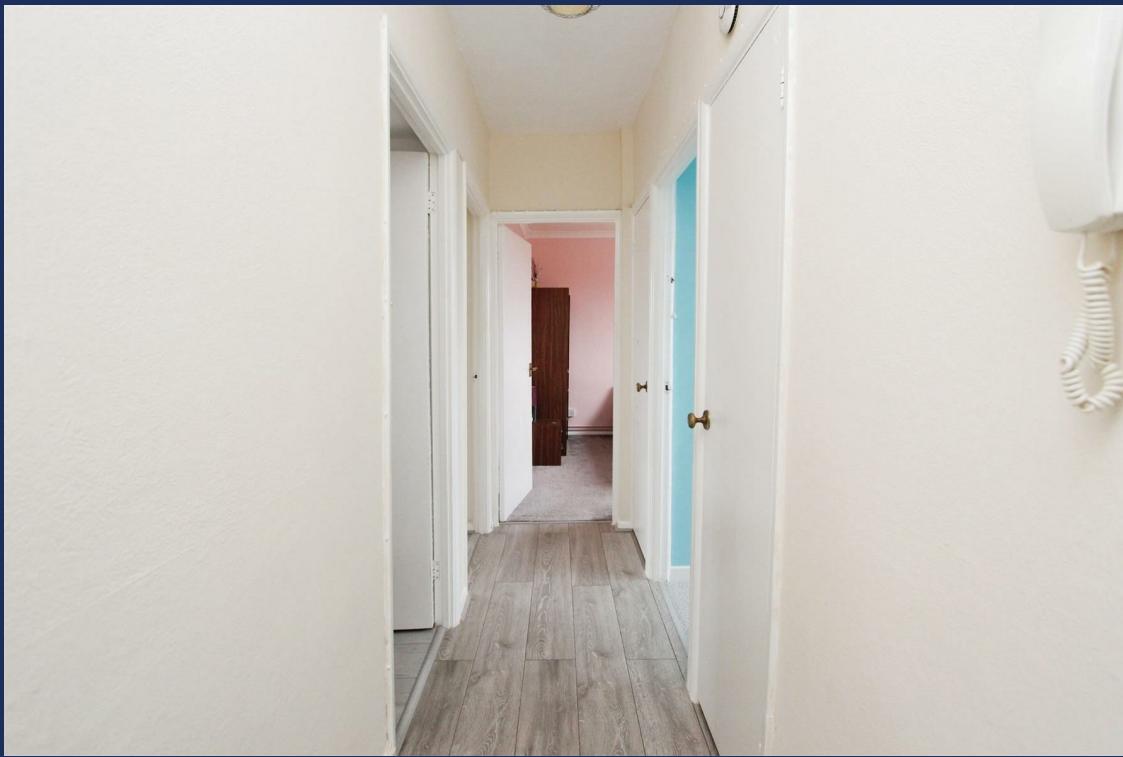




London Road, Sittingbourne
Offers Over £150,000

Key Features

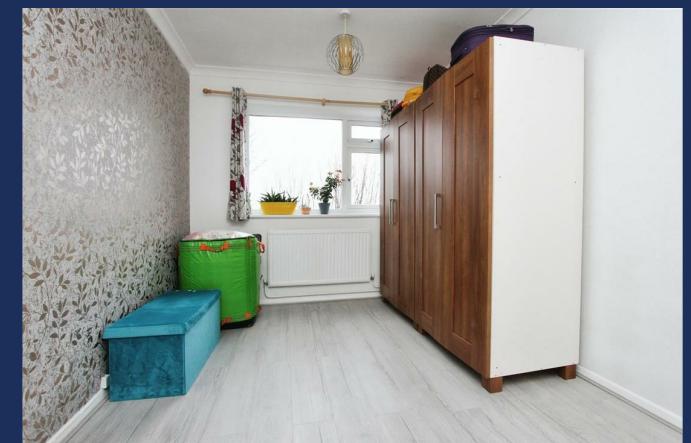
- Two Double Bedroom Flat
- Car Parking Permit For 2
- Long Lease
- 7.73% Yield (Based on £1000 PCM)
- Walking Distance From Sittingbourne Town Centre
- £0 Ground Rent!
- Excellent Condition
- Secure Phone Entry System
- Council Tax Band B
- EPC Rating C (73)



Property Summary

• Lease Length: 123 Years • Service Charge: £2192 PA • Ground Rent: N/A

Welcome to your dream home! This immaculate 2-bedroom flat is up for sale and it's calling your name! Situated on the 2nd story, this property is a perfect blend of space, comfort, and style.



Property Overview

Inside, you are greeted by a spacious living room, perfect for those cosy nights in or entertaining guests. The modern kitchen is a delight for any home chef, with plenty of space to whip up your favourite meals. With two generous bedrooms and a contemporary bathroom, this flat offers enough room for the whole family or perfect for having guests over.

For your convenience, the property comes with a phone entry system providing you with that extra peace of mind.

Speaking of location, it doesn't get better than this! Within walking distance is the bustling Sittingbourne town centre with its array of shops, cafes, and restaurants. For families, there are numerous reputable schools in the vicinity, and public transport links are just a stone's throw away, making commuting a breeze.

The property is nestled within an urban area, striking a perfect balance between the hustle and bustle of city life and the tranquillity of a residential neighbourhood.

This flat is not only perfect for first-time buyers looking to step onto the property ladder but also holds great potential for investors, with a rental yield of 7.74%.

Don't miss out on this opportunity to own a piece of the vibrant Sittingbourne community. Book a viewing today and see for yourself what this lovely flat has to offer.

About The Area

Hollybank Hill on London Road in Sittingbourne, Kent, offers residents a harmonious blend of convenience and community spirit. The area is well-equipped with essential amenities, including local shops, supermarkets, and healthcare facilities. Notably, the London Road Medical Centre is approximately 50 yards away, providing easy access to healthcare services. Families will appreciate the proximity to reputable educational institutions. Westlands Primary School is about 660 yards away, while Borden Grammar School is approximately 850 yards from the area. The area boasts strong transport connections. Sittingbourne railway station is located roughly 1 km away, offering regular services to London and other major destinations, which is advantageous for commuters. Additionally, the vicinity is well-served by local bus routes and has convenient access to major roadways, facilitating travel by car. The community is characterized by a supportive atmosphere, with various local events and activities that encourage neighbourly interaction. Green spaces and recreational facilities are also accessible, providing opportunities for outdoor activities and family outings. In summary, Hollybank Hill offers a balanced lifestyle, combining the tranquillity of a close-knit community with the convenience of modern amenities and excellent connectivity.

Lounge

13'1 x 12'6

Bedroom One

13'1 x 8'8



Bedroom Two

10'10 x 9'7

Kitchen

9'3 x 6'11

Bathroom

6'11 x 6'11

About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

Lets Keep It Local...Lets Keep It LambornHill



LambornHill



Floor Plan

Floor area 51.7 m² (556 sq.ft.)

TOTAL: 51.7 m² (556 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

