



Bell Road, Sittingbourne

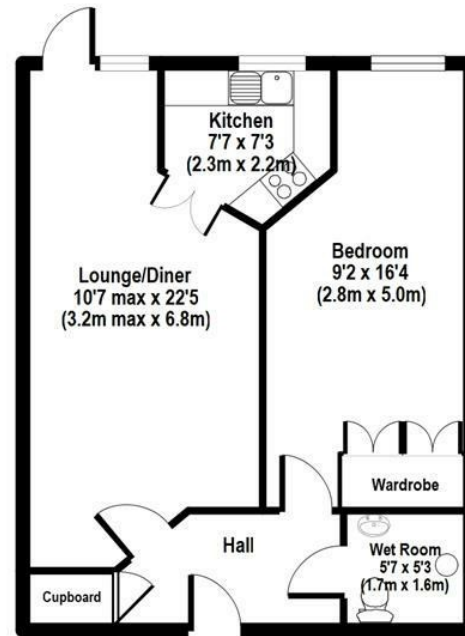
INDEPENDENT LIVING 1 BEDROOM APARTMENT (OVER 55's ONLY) We are pleased to offer for sale this well presented property in the ever popular Riverbourne Court. This particular apartment is in very good order and is situated on the ground floor, giving direct access from the lounge to the communal gardens. Riverbourne Court is centrally located and is a short walk into the High Street. The block manager is on site Monday - Friday between 9am - 5pm and an emergency call centre is accessible if emergency pull cords are used out of office hours. There are communal facilities which include laundry/drying rooms, communal lounge & kitchen and refuse areas. Riverbourne Court offers many sociable events which is all part of the appeal so to book your viewing please contact the office straight away!

Offers In Excess Of £120,000

- OVER 55's ONLY
- One Bedroom Ground Floor Apartment
- Warden Assisted
- Communal Gardens/Lounge/Kitchen
- EPC Rating V (78)
- Adapted Wet Room
- Central Town Location
- NO ONWARD CHAIN







APPROX GROSS INTERNAL FLOOR AREA: 495 sq. ft / 46 sq. m

Riverbourne Court

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 Company or individual displaying this floor plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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		

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.