



Monarch Drive, Sittingbourne

Per Month £1,200 Per Month

Key Features

- Available Immediately!!
- Two Bedroom Apartment
- Located in Kemsley Fields
- Presented to a high Standard
- 1st Floor
- Allocated Parking
- Council Tax band - B
- Deposit - £1384
- Holding Fee - £276.00
- EPC Rating - C (79)

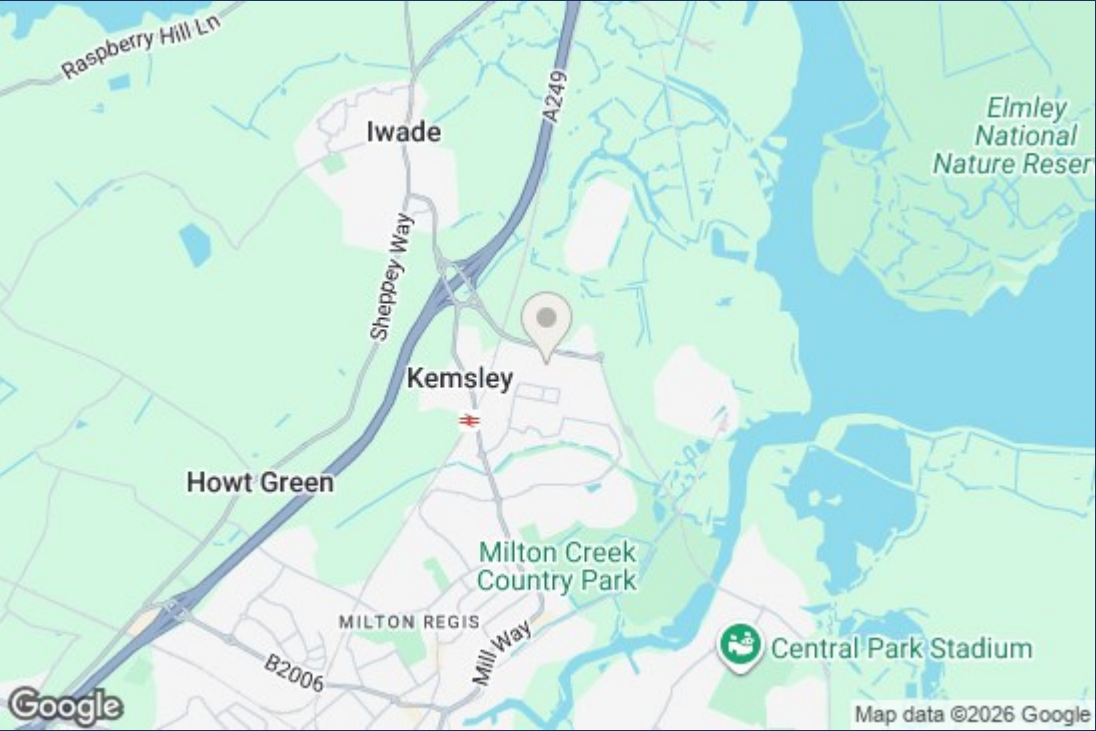


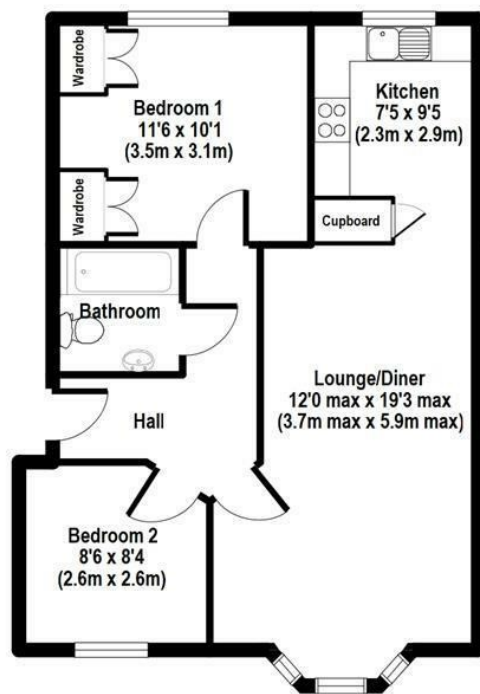
Property Summary

Welcome to this charming two-bedroom first-floor apartment located at Monarch Drive in Sittingbourne, Kent. This purpose-built residence offers a delightful living space, perfect for individuals or small families seeking comfort and convenience.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The well-designed kitchen/diner is fitted with modern appliances, making it a joy to prepare meals while enjoying the company of family and friends. The layout promotes a sense of openness, allowing for easy movement between the kitchen and dining area.







APPROX GROSS INTERNAL FLOOR AREA: 557 sq. ft / 52 sq. m

Monarch Drive

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, mis-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.
 (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		79	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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

