



London Road, Sittingbourne

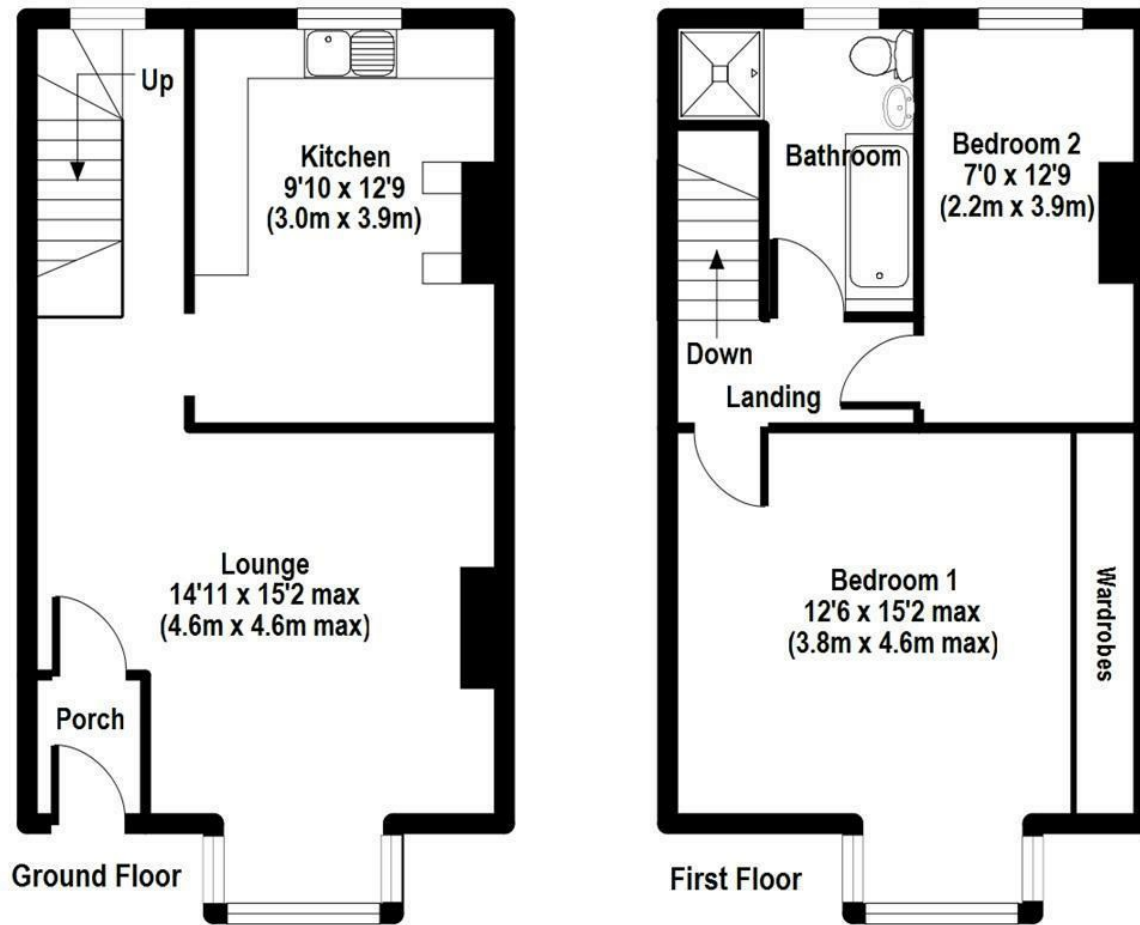
AVAILABLE IMMEDIATELY! This larger than average converted maisonette on London Road, Sittingbourne. has just returned to the market. The accommodation is split over the top 2 levels of this three storeyed building and offers generous room sizes throughout. From the entrance there is a good size Living Room which leads through to the Kitchen, stairs take you up to the top level with two bedrooms, both double in size and a family size bathroom. There is also access, a short walk away, to the rear garden (not immediate access from accommodation). The property is in a great location for nearby schools, shops and the popular "Reynolds Gym" is a few doors away. **CALL NOW TO VIEW!**

£850 PCM

- AVAILABLE IMMEDIATELY
- Two Bedroom Split Level Maisonette
- Garden within a Short Walk
- Lounge & Kitchen First Floor
- Bedrooms & Bathroom Top Floor
- Convenient Location
- EPC Rating C (74)
- Council Tax Band A
- Deposit £980
- Holding Fee £196







APPROX GROSS INTERNAL FLOOR AREA: 785.63 sq. ft / 73.01 sq. m

Top Flat, London Road

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			
(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