



Vellum Drive, Sittingbourne, ME10 5AU  
Guide price £170,000



'ARCHERS PARK' - Guide Price £170,000 - £190,000

Stunning Ground Floor Apartment in one of Sittingbourne's 'hottest' new developments with NO ONWARD CHAIN. Take a look around our 360 Virtual Viewing and then call Town and City Homes and we would be pleased to show you round in person.

I do think that the Redrow development 'Archers Park' has been so popular as it combines beautiful three and four bedroom houses with luxury apartments and added the conveniences that are well needed and often left out. A couple of examples of this would be the additional off road parking bays for visitors so the roads do not get too congested and the play park with modern apparatus to keep the kids amused.

This goes along way to the enjoyment of living here along with the beautiful design of the homes and the convenience of easy access to M2. There are a couple of pubs/restaurants within easy reach and local shops, including hairdressers to fulfill most needs.

The apartment itself is perfectly located on the ground floor, so no need to carry your shopping up stairs. It has been cleverly designed with a utility cupboard for your washing machine and tumble dryer in the hallway allowing you more space in the kitchen and keeping the noise away from the living area. Genius idea!

There are two double bedroom's, both with fitted wardrobes, with the main bedroom benefitting from ensuite shower room and the 2nd bedroom having use of the gorgeous family bathroom.

The main living area is open plan to the stunning kitchen and has space for a dining table making this a fabulous space to enjoy. The current owner has also installed wonderful shutters across most of the windows which really adds to the experience of living here.

This truly is a wonderful apartment and can be viewed online with our 360 Virtual Viewing and then in person by calling Town and City Homes and we will be pleased to book you into the next available time.

Allocated parking and visitor parking available.

Terms Of Lease

Year remaining - 119  
Service Charge - 672.00  
Ground Rent - 250.00  
Amenity Charge - 264.00

**Entrance**

**Living/Diner 15' x 10'3 (4.57m x 3.12m)**

**Kitchen 10'3 x 7'2 (3.12m x 2.18m)**

**Main Bedroom 10'6 x 10'2 (3.20m x 3.10m)**

**Ensuite 6'7 x 5'8 (2.01m x 1.73m)**

**Bedroom 2 10'3 x 9'8 (3.12m x 2.95m)**

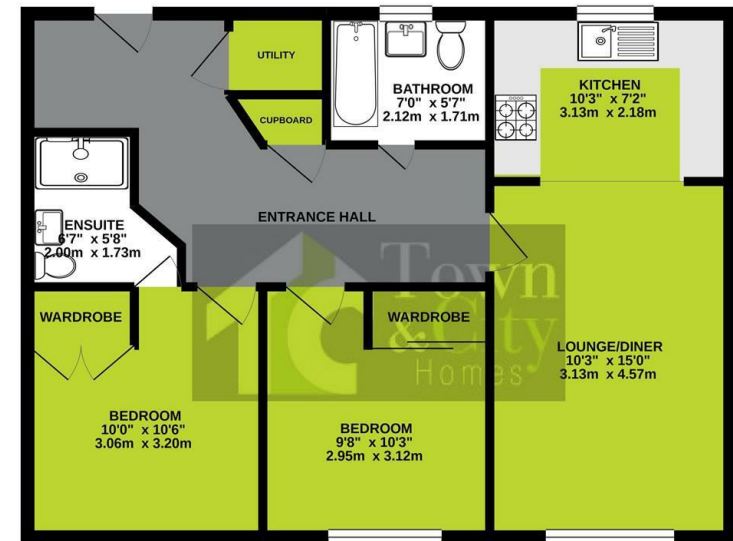
**Bathroom 7' x 5'7 (2.13m x 1.70m)**

**Allocated Parking**





GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA - 669 sq.ft. (62.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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