

Flat 6 Valenciennes Villas 8/10 Albany Road Sittingbourne, Kent, ME10 1EB

Greenleaf are delighted to offer this one bedroom second floor flat in a convenient part of Sittingbourne just a short distance to Town Centre. Boasting off street parking. Offering entrance hall, lounge and open plan kitchen. Bathroom with a bath and separate shower and double bedroom to the front. A2/M2/M20 road links are all close by, with the coast a short drive away. Electric heating, available early March 2026.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk.

Greenleaf are a member of the PRS (property redress scheme) membership number:PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

£925 Per Month

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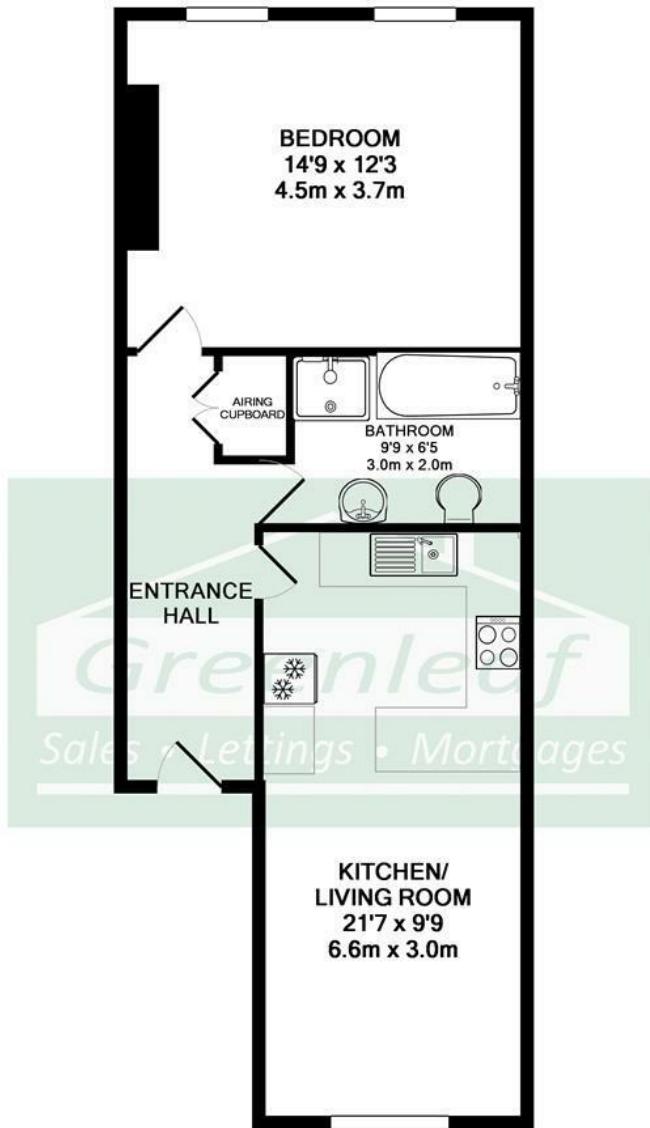
- ONE BEDROOM TOP FLOOR APARTMENT
- ONE BEDROOM TOP FLOOR FLAT
- 1 WEEK HOLDING DEPOSIT £207.69 (RENTX12/52)
- CAR PARK TO REAR
- AVAILABLE FEBRUARY
- 5 WEEK DEPOSIT £1038.46 (RENTX12/52X5)
- GREAT LOCATION WITHIN WALKING DISTANCE OF TOWN AND TRAIN STATION
- COUNCIL TAX BAND A



Directions

Tel: 01634730672





TOTAL APPROX. FLOOR AREA 525 SQ.FT. (48.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.