



## 13 Murston Road Sittingbourne, Kent, ME10 3LA

Greenleaf are delighted to offer this one bedroom, ground floor Flat to let in Sittingbourne, close to all amenities. Offering kitchen, shower room, double bedroom and lounge. Benefits from a private courtyard garden. Electric heating, Council tax Band A. Available now. Parking on Street near by but no allocated parking with property. Call 01634 730672 to arrange a viewing.

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](mailto: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

### £850 Per Month

# 13 Murston Road

Sittingbourne, Kent, ME10 3LA



- GROUND FLOOR FLAT
- CLOSE TO ALL AMENITIES
- 5 WEEK DEPOSIT £980.76 ( Rentx12/52X5)
- DOUBLE BEDROOM
- COUNCIL TAX BAND A
- AVAILABLE NOW
- COURT YARD GARDEN
- 1 WEEK HOLDING DEPOSIT £196.15 ( RENTX12/52)



[Directions](#)

Tel: 01634730672





GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 58, Potential 75  
Environmental Impact (CO<sub>2</sub>) Rating: Current G, Potential A

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.  
Registered Office: 281 Wilson Avenue, Rochester Kent ME1 2SS  
Registered No: 06222461 England. VAT No: 908929091

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