



**Connells**

Canterbury Road  
Sittingbourne



Canterbury Road  
Sittingbourne ME10 4JA

for sale  
**£125,000**



### Property Description

Calling all First Time Buyers and Investors. If you're looking to add to your property portfolio or looking to take your first step onto the property ladder this could be the ideal studio apartment for you. This apartment has its own private entrance as well as a 21ft bedroom/lounge area. This property also comes with an allocated parking space so no need to worry about trying to find somewhere to park! Call us today to arrange a viewing!



**Lounge/Bedroom**

21' 3" x 8' 6" ( 6.48m x 2.59m )

**Kitchen**

9' 3" x 4' 8" ( 2.82m x 1.42m )

**Bathroom**

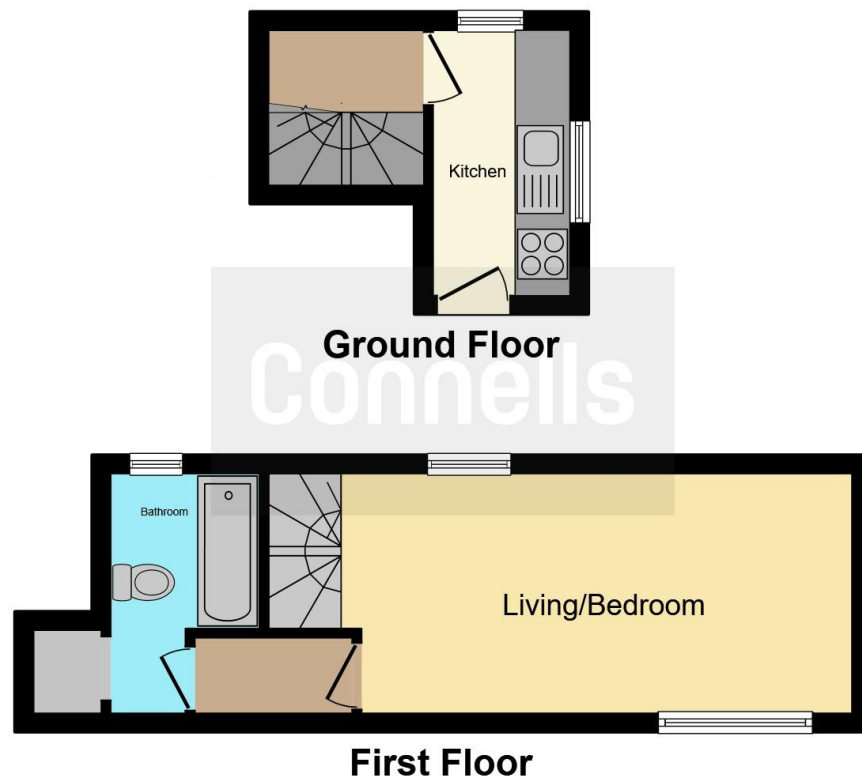
8' 5" x 5' 8" ( 2.57m x 1.73m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01795 477859**  
**E [sittingbourne@connells.co.uk](mailto:sittingbourne@connells.co.uk)**

68 High Street  
 SITTINGBOURNE ME10 4PB

**EPC Rating: F**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT103211](http://connells.co.uk/Property/SIT103211)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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