



**Connells**

Hollybank Hill London Road  
Sittingbourne





## Property Description

A fantastic opportunity for a first-time buyer or buy to let investor. This two bedroom apartment needs modernisation and gives you a chance to make it your own. You enter the block and have stairs which lead to the second floor where the apartment is situated. As you walk into the apartment you will instantly see how it is conveniently laid out, giving you easy access to each room. The bathroom is to the right and you have a kitchen just past this. You have bedroom 2 straight ahead which is a double bedroom. Also, straight ahead there is a spacious lounge which could be used as a lounge diner if needed. Bedroom one is also a double bedroom and has the benefit of built in wardrobes.

The apartment is in a brilliant position, within walking distance of Sittingbourne's mainline railway station. The apartment is close to shops and amenities which only adds to the list of great things about this home.

Call us now to arrange your viewing and see how much potential this apartment has.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Lounge

12' x 13' ( 3.66m x 3.96m )

## Kitchen

7' 9" x 8' 2" ( 2.36m x 2.49m )

## Bedroom 1

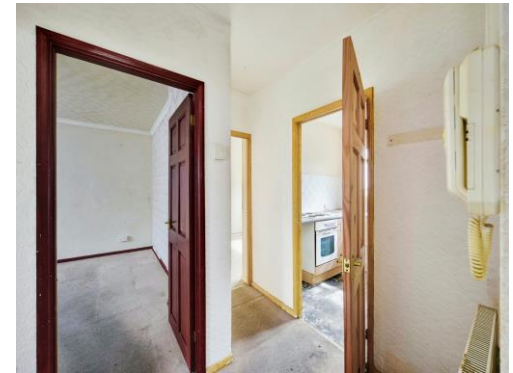
8' 7" x 10' 4" ( 2.62m x 3.15m )

## Bedroom 2

10' 9" x 8' 9" ( 3.28m x 2.67m )

## Bathroom

10' x 4' 10" ( 3.05m x 1.47m )













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: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT103340](http://connells.co.uk/Property/SIT103340)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1971. 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.

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