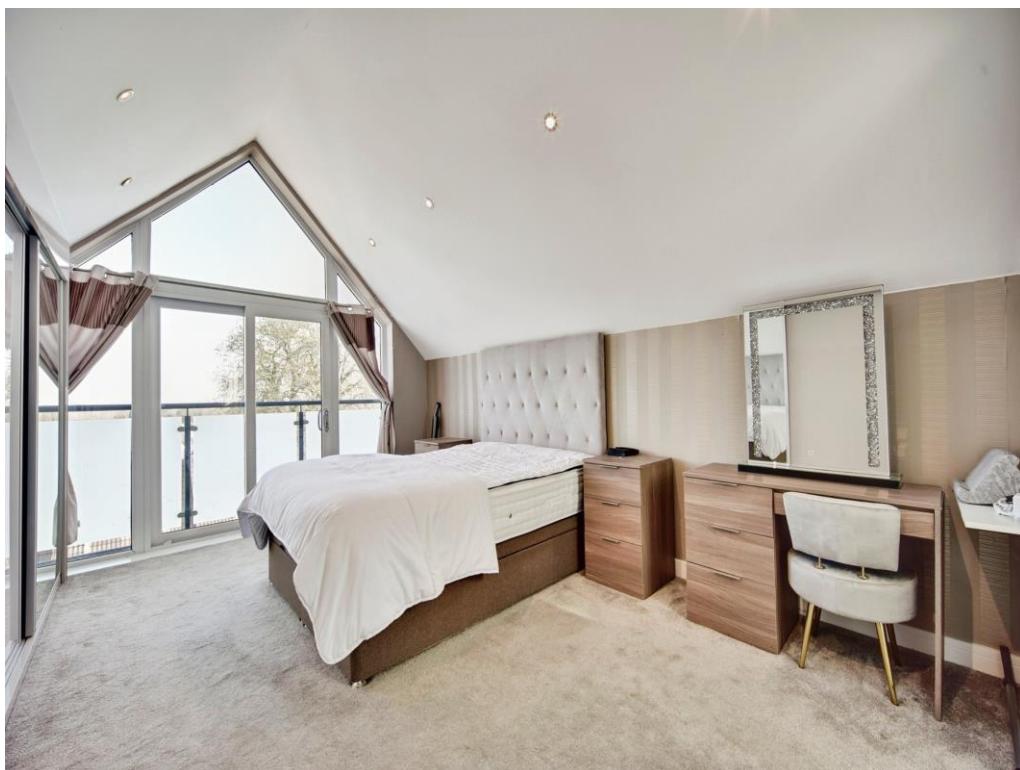




Connells

Clarity Mews London Road
Sittingbourne



Property Description

Connells are delighted to bring to market this exceptional 2-bedroom penthouse apartment, arranged over 2 floors and situated atop a well-connected and modern development on London Road, Sittingbourne.

Set in the new development of Clarity Mews in Sittingbourne, a popular location for its great access to the A249, linking the town to the M2 and M20 motorways to London and the coast. There is a mainline train station in the town centre, connecting to London Victoria and St. Pancras International in under an hour. The high street is adorned with a wide variety of shops, bars, and restaurants.

Entry at the front door welcomes into an inviting hallway, leading off to the large bathroom with bath under frosted window. The 2nd bedroom is a large double and serves as the perfect separate lounge or home office, as well as ample built-in storage also leading off.

The open plan lounge-kitchen-diner boasts a fully fitted kitchen with integrated units, as well as dual aspect doors opening out to a wraparound balcony to the front and side. This allows for maximum sun-soaking and provides a quaint outdoor entertaining space.

The 2nd floor offers a stunning and sizable double master bedroom, boasting; vaulted ceilings, a feature full-height window, ample built-in mirror-fronted wardrobes, a Juliette balcony, and an en-suite shower room.

Externally, the apartment benefits from an allocated parking space in a secure compound to the rear. Early viewing strongly advised.



Lounge/Kitchen-Diner

17' x 12' 10" (5.18m x 3.91m)

Platform Balcony

9' 5" x 10' 3" (2.87m x 3.12m)

Bedroom Two

11' 5" x 10' 7" (3.48m x 3.23m)

Bathroom

12' 10" x 6' 7" (3.91m x 2.01m)

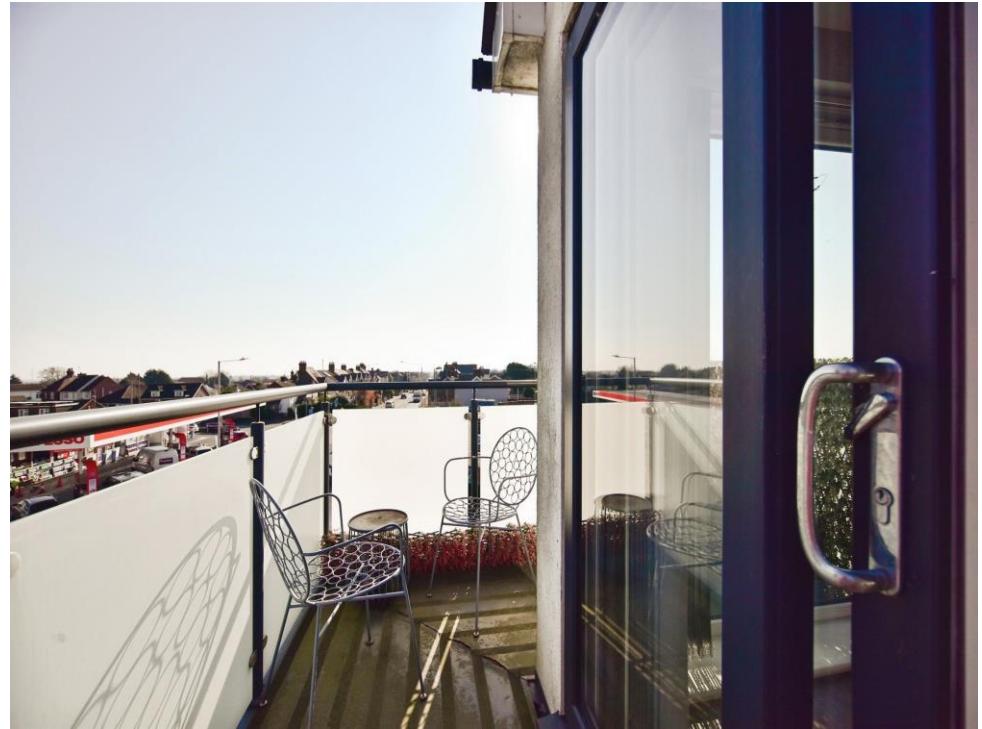
Main Bedroom

16' 6" x 12' 4" (5.03m x 3.76m)

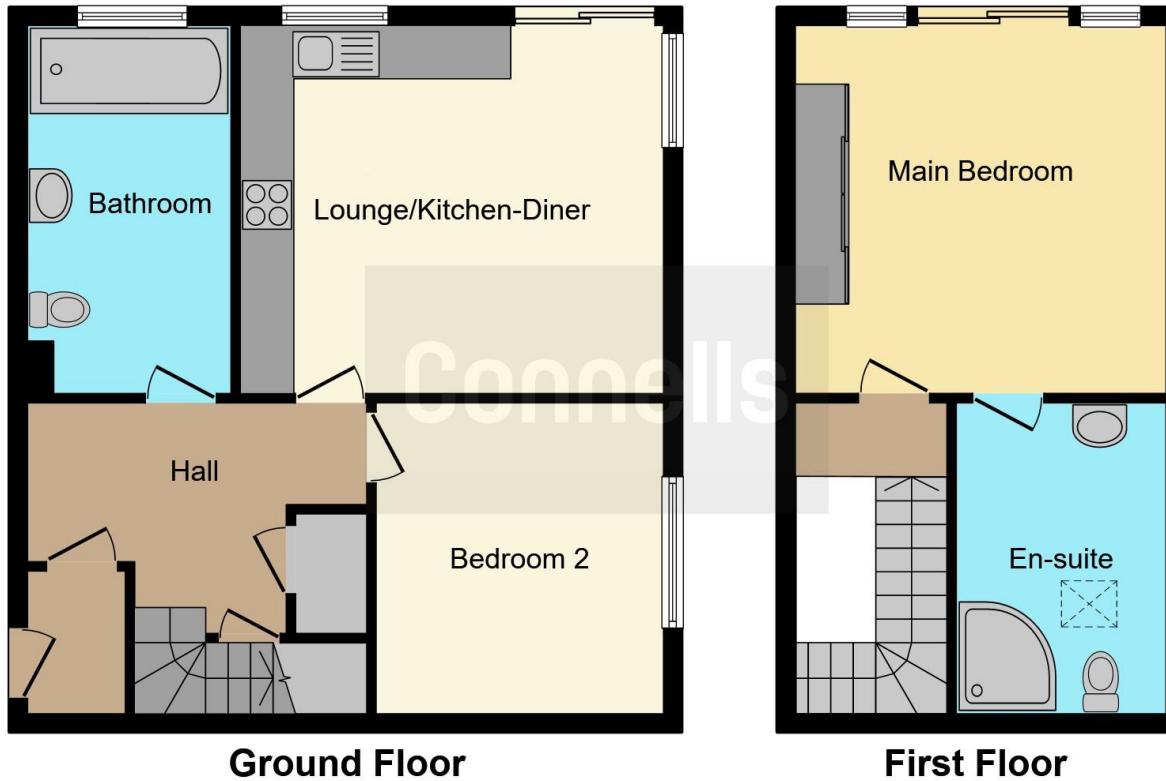
En-Suite

7' x 5' 8" (2.13m 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

To view this property please contact Connells on

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68 High Street
 SITTINGBOURNE ME10 4PB

EPC Rating: B
 Council Tax
 Band: B

Service Charge:
 1725.48

Ground Rent:
 220.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/SIT103711) connells.co.uk/Property/SIT103711

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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