



**Connells**

Lywood Drive  
SITTINGBOURNE





### Property Description

This two-bedroom first floor apartment in a sought-after location is a must view. This home is a great first time buy or buy to let property for those looking for an investment. The apartment consists of two double bedrooms one of which has an en-suite shower room. The open plan lounge diner/kitchen is spacious and modern. There is a three piece family bathroom. The apartment comes with allocated parking meaning there is no fighting for a space when you get home from work.

The apartment is within walking distance of Sittingbourne's mainline railway station and local amenities. This home is perfect for someone that wants to have the convenience of having everything around them.



## Lounge

13' x 13' ( 3.96m x 3.96m )

## Kitchen

5' 11" x 13' ( 1.80m x 3.96m )

## Bedroom 1

12' 9" x 11' 5" ( 3.89m x 3.48m )

## Bedroom 2

11' x 7' 9" ( 3.35m x 2.36m )



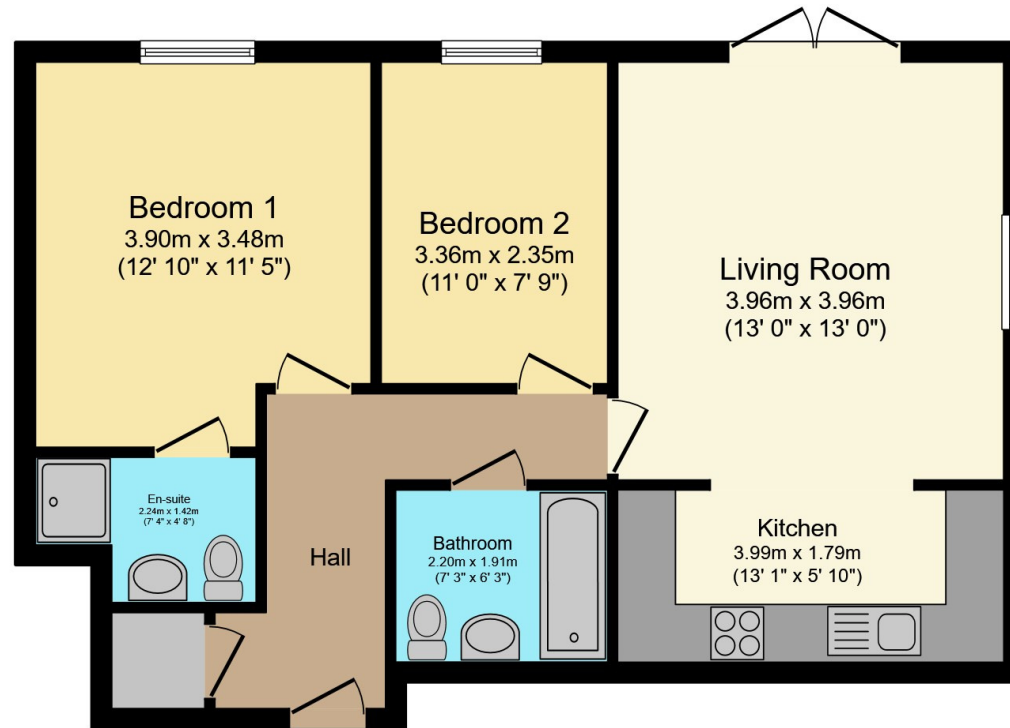












Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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68 High Street  
SITTINGBOURNE ME10 4PB

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
1971.00

Ground Rent:  
120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SIT103960](http://connells.co.uk/Property/SIT103960)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: SIT103960 - 0005