



Martin Court,  
Sittingbourne ME10 2GN  
Asking Price £175,000

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TOWN & COUNTRY  
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Welcome to this charming property located in Martin Court, Kemsley, Sittingbourne, Kent. This delightful flat boasts a spacious layout with 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal space for both individuals and small families alike.

Situated in a well-maintained building constructed between 2000-2009, this property offers a modern living experience while retaining a sense of homely comfort. The convenience of parking for 1 vehicle adds to the appeal of this residence, ensuring that you never have to worry about finding a spot after a long day.

The location of this flat is truly ideal, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking both convenience and a peaceful neighbourhood to call home. Whether you're looking for a smart investment opportunity, the property is currently let and achieving £965 or searching for your first home, this property ticks all the boxes.

Don't miss out on the chance to own this lovely flat in a sought-after area. Contact us today to arrange a viewing and take the first step towards making this property your own.



**A more detailed description is as follows:**

- | Stunning Throughout
- | Two Bedrooms
- | Lounge/Diner
- | Modern Bathroom
- | Fitted Kitchen
- | Allocated Parking
- | Viewing Recommended
- | EPC Rating C

**Externally:**

Communal areas with access to the parking area. There is one allocated parking space.

**Additional Information:**

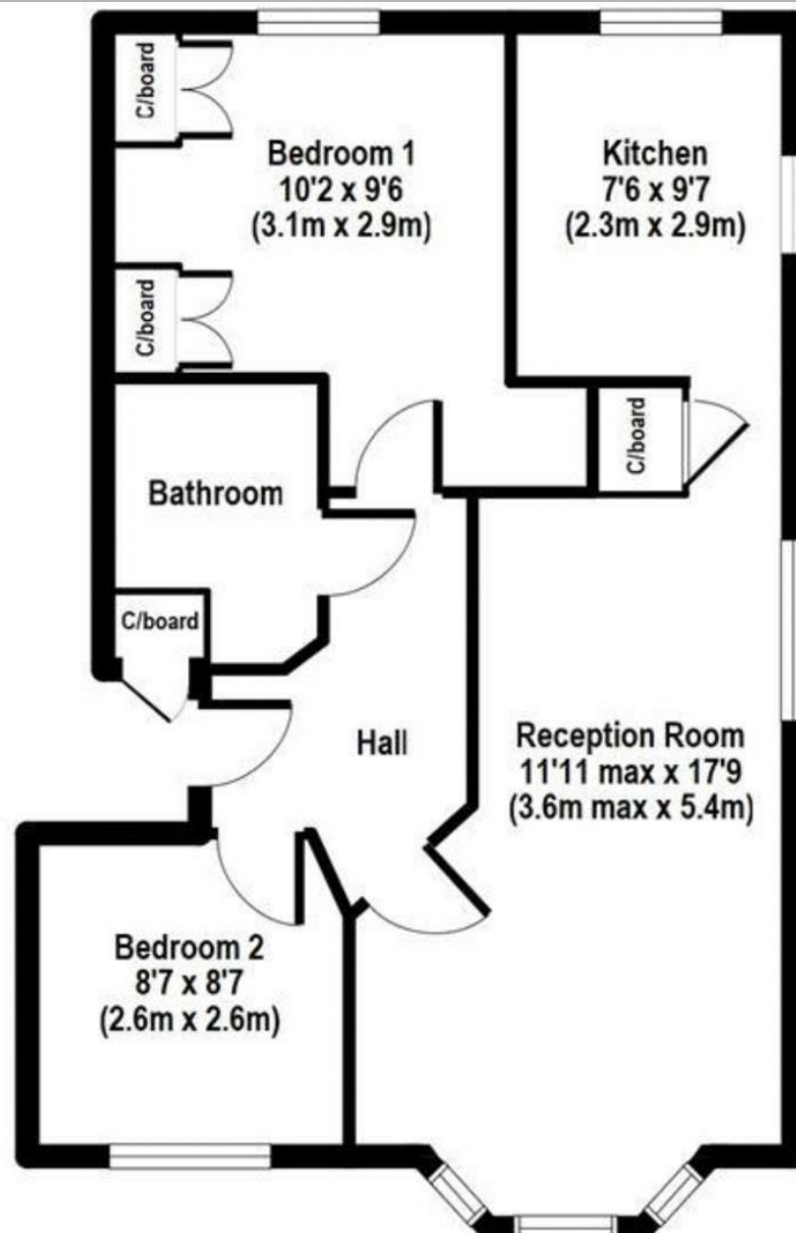
- Gas central heating
- Double Glazing
- Allocated parking- one space with 4 visitors spaces.
- Council tax band - B

**Lease information:**

- 107 Years remaining
- £620 per half year.
- Awaiting Ground Rent charges







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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## Location Map

