



Martin Court,
Sittingbourne ME10 2GN
Offers Over £165,000

COLES
TOWN & COUNTRY
VALUERS • LETTINGS & ESTATE AGENTS

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:

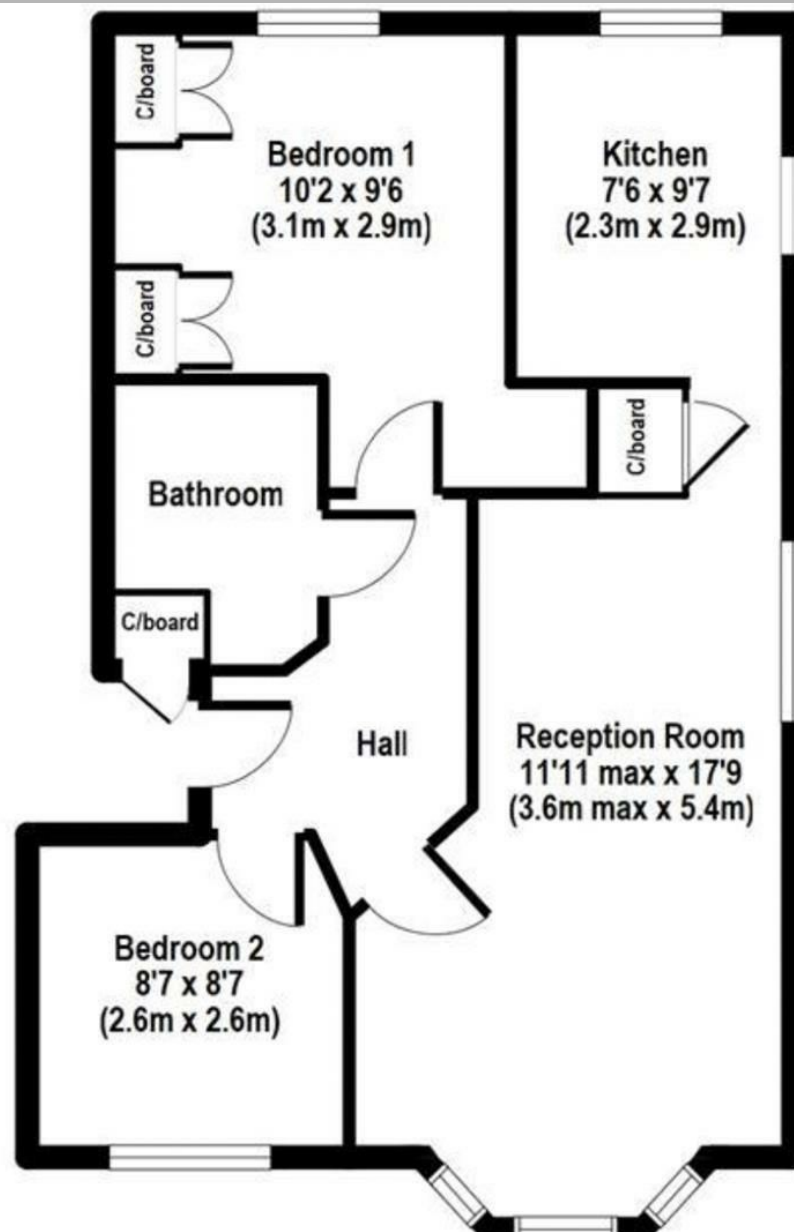
Gas central heating
Double Glazing
Allocated parking- one space with 4 visitors spaces.
Council tax band - B

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) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Estate Office, Roundoak, Heniker Lane, Sutton Valence, Kent, ME17 3ED
 01622 763322
enquiries@thecolesgroup.co.uk

COLES
 TOWN & COUNTRY
 VALUERS • LETTINGS & ESTATE AGENTS

COLES

TOWN & COUNTRY

VALUERS • LETTINGS & ESTATE AGENTS

Location Map

