



**Split level studio  
conversion flat that  
should prove an  
ideal first time  
purchase with a  
complete ready to  
proceed chain**

**Guide Price  
£110,000 - £120,000**



  
**Hazell Holland**  
SALES & LETTINGS

Flat 5, 123 Canterbury Road  
Sittingbourne  
Kent  
ME10 4JA

Entrance

Part double glazed leaded light entrance door leading in to kitchen

Kitchen

9'7 x 4'9 (2.92m x 1.45m)  
Double glazed window to rear. Opaque double glazed window to side and rear. Range of fitted wall and base units with work surface over, built-in oven, hob and extractor fan. Single drainer sink unit mixer tap. Tiled splash back. Wall heater. Plumbing for washing machine. Tiled floor. Door to lobby.

Lobby

Tiled vinyl floor. Spiral staircase to first floor.

Lounge/Dining/ Bedroom

21'3 x 9'4 (6.48m x 2.84m)  
Two double glazed windows to side. Wood laminate flooring. Coved ceiling. Electric radiator. Door to inner lobby.

Inner Lobby

Double glazed window to side. Wood laminate flooring. Door to bathroom.

Bathroom

9'7 x 5'7 (2.92m x 1.70m)  
Double glazed window to side. Three piece suite comprising: Panelled bath with mixer tap, shower over and screen, Low level w.c. and pedestal wash hand wash basin. Coved ceiling. Part tiled walls. Chrome heated towel rail. Built-in airing cupboard.

Lease Term

125 years from 24 January 2020

Remaining Lease

120 Years

Service Charge

£143.00 monthly. (To be confirmed by the Vendor's solicitor)

Ground Rent

£50,00 per annum. (To be confirmed by the Vendor's solicitor)

Parking

We have been advised the property comes with space for parking two vehicles (To be confirmed by the Vendor's solicitor)







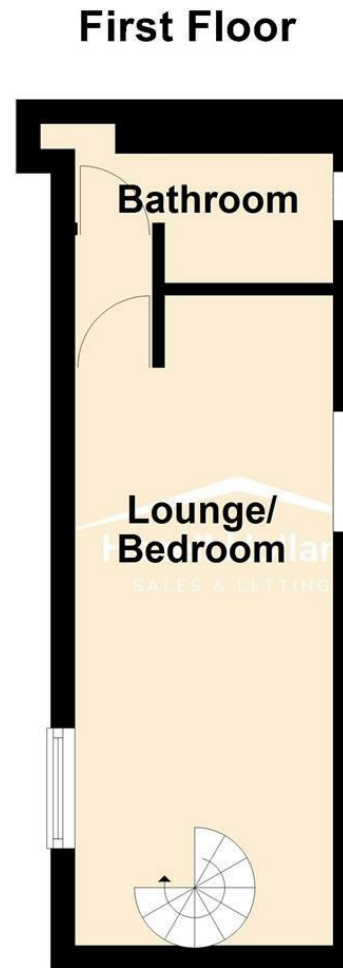
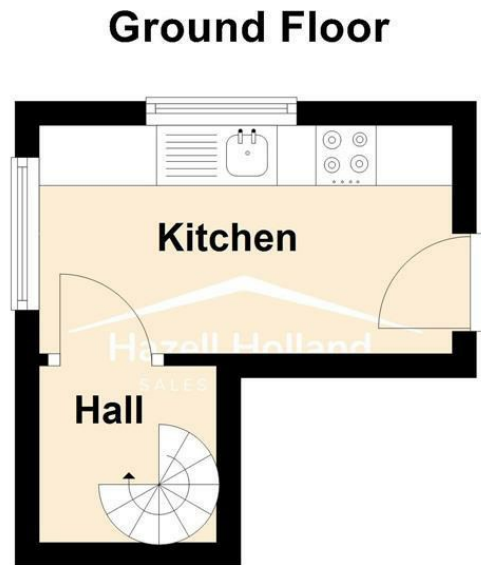
Hazell Holland welcome on Canterbury Road in Sittingbourne, this charming split level studio apartment offering a delightful blend of comfort and convenience. Built in 1900, the property has been thoughtfully converted to provide a modern living space. Spanning an area of 280 square feet, this flat features a well-designed studio room creating a versatile space perfect for relaxation or entertaining.

One of the standout features of this apartment is its own private entrance, ensuring a sense of independence and privacy. Additionally, the property includes allocated parking, a valuable asset in this bustling area.

Situated on the outskirts of the town centre, residents will enjoy easy access to local amenities, shops, and eateries. For those who commute, the train station is conveniently located less than a mile away, making this property an ideal choice for professionals or anyone seeking a quick journey to nearby destinations.

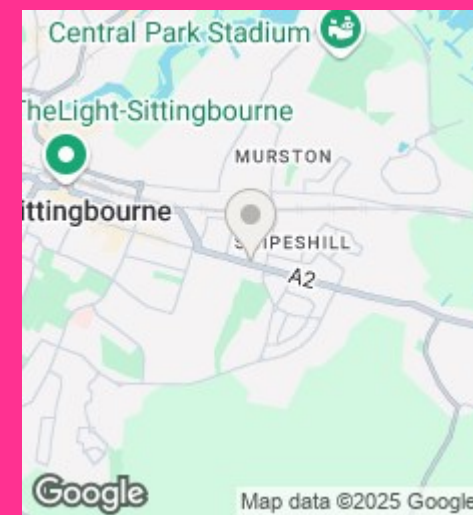


This studio apartment is a perfect opportunity for first-time buyers looking for a low-maintenance property in a desirable location. With its unique charm and practical features, it is sure to attract interest. Do not miss the chance to make this lovely flat your new home. Call us today to arrange a viewing!



Total area: approx. 23 sq. metres (247.5sq. feet)  
 This plan is general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

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>		
(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		
	23	73
England & Wales <small>EU Directive 2002/91/EC</small>		



#### CONTACT

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