



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



Carr Court Connaught Road, Sittingbourne, ME10 1EH

£940 Per Calendar Month

Welcome to this modern ground floor flat located on Connaught Road in Sittingbourne. This delightful property, built just three years ago, offers a contemporary living experience in a prime location, just a stone's throw from the town centre.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. The single bedroom provides a comfortable retreat, while the bathroom is designed with modern fixtures to meet your everyday needs. The property benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this apartment is the allocated off-street parking for one vehicle, along with a convenient bike store, making it ideal for those who enjoy cycling.

The property is available from early December, we regret that children, pets and smokers are not permitted. Applicants will require a household income of £28,200.00 for rent affordability checks.

ACCOMMODATION

Through communal entrance door to stairwell with door to ground floor apartment

Entrance Hall 3'7" x 6'8" (1.10 x 2.05)

Wood effect vinyl flooring, radiator, door entry phone, consumer unit, smoke detector, doors leading to bathroom, bedroom and open plan kitchen / living room

Open Plan Kitchen / Living room 15'1" x 21'8" (4.62 x 6.62)

Light wood effect vinyl flooring, dual aspect double glazed windows including bay to front. radiator, heat detector, BT full fibre point, Sky satellite lead.

Kitchen

Matching range of pebble grey walls and base units with light wood effect work surfaces, stainless steel sink and drainer, cupboard containing gas combination boiler, 4 ring halogen hob with splashback and canopy extractor fan above, stainless steel electric oven, recess with plumbing for washing machine, space for fridge freezer.

Bedroom 9'5" x 15'6" (2.88 x 4.74)

Light wood effect vinyl flooring, double radiator, double glazed bay window.

Bathroom 6'9" x 6'8" (2.07 x 2.05)

Grey tile effect vinyl flooring, matching white bathroom suite comprising of low level EC, wash hand basin in vanity unit with mirror and shaving light above, thermostatic shower within large shower cubicle, extractor fan, double glazed window, heated towel rail, extractor fan.

OUTSIDE

One allocated parking space, small communal garden and bike store.

GENERAL INFORMATION

Rent £940.00 per calendar month

Holding Deposit £216.92

Deposit £1084.61

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - A

Energy Performance Certificate Band B - 84

Conditions Regret no smokers or pets permitted

Photographs taken 2022

Minimum Household Income required £28,200

Verified Material Information

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Great

Parking: Allocated, Driveway, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

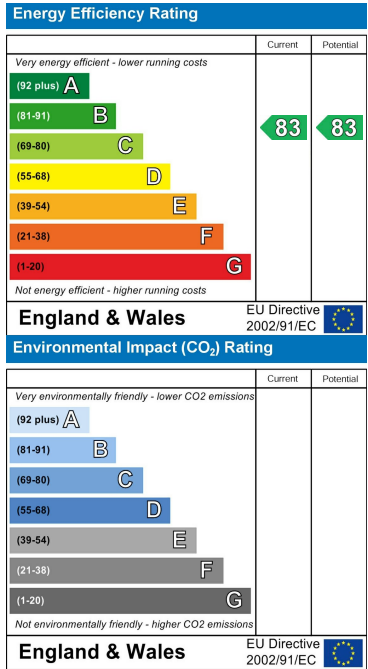
Floor Plan

Area Map



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Energy Efficiency Graph



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