

*Family
Homes*

Guide price £180,000
Fire Opal Way, Sittingbourne, ME10



 **2**
Bedrooms

 **1**
Bathroom

 **1**
Receptions



- 2 Bedroom Split Level Apartment
- Juliet Balcony
- Popular Sonora Fields Location

- Allocated Parking
- Built In Appliances
- 1 Mile To A249

- EPC: C
- Council Tax: B
- ***Guide Price £180,000 to £195,000***

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Well Presented 2 bedroom maisonette in the popular Sonora Fields Estate! With one of the largest sq. footages of any apartment in the development and surrounding areas, ideal for professional couples and small families.

Accommodation:

Located on the first and second floor this 2 bedroom maisonette should be at the top of your viewings list!

On the first floor are the 2 bedrooms, both of these are doubles with one having built in wardrobe space; also on the first floor is the shower room. Moving up to the second floor and you have an open plan design with the kitchen space benefitting from built in appliances (Fridge Freezer, and Oven/Hob), the living space has a Juliet balcony with good natural light intake.

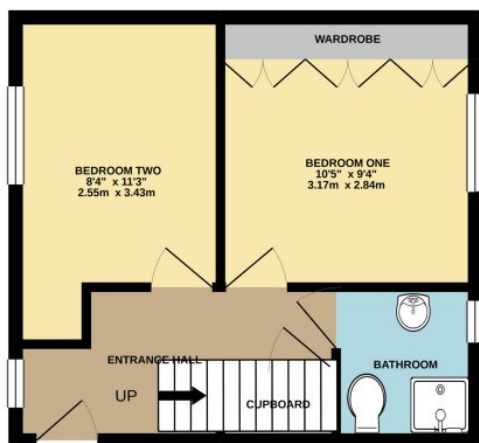
Outside Space:

The property boasts one allocated parking bay as well as visitor parking is free of charge and readily available, the communal areas and outdoor spaces are also regularly maintained at no extra cost.

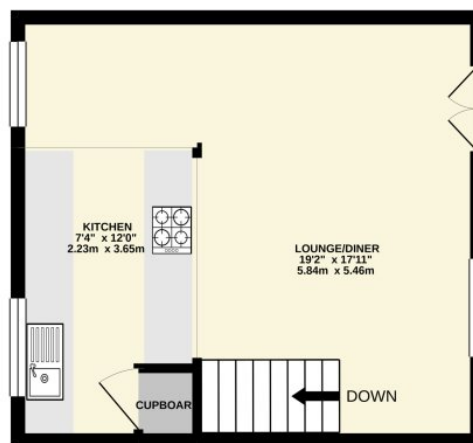
Local Information:

The Sonora Fields development has always been popular since its construction in the early 2000s, the estate boasts a restaurant and parade of shops including a pharmacy, doctor's surgery and convenience store meaning day to day living is on your doorstep. For access to schools you have a variety at your fingertips; primary schools include Bobbing Primary School and Regis Manor both within 1.5miles and secondary schools include; Westland's within 2.2miles and grammar schools closer to the town centre. Another locational benefit is the amazing access to the A249 which is under 1 mile away and is a gateway to motorways such as the M2 and M20; Sittingbourne mainline train station can be found at the town centre and offers access to London within 1 hour.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.




2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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