











This modern and well-presented **two bedroom, two bathroom ground floor apartment** is offered to the market with a **tenant in situ**, providing a ready-made investment with rental income from day one. Located in the popular Samuel Drive development in Kemsley, the property enjoys strong rental demand and has proven to be a reliable let.

The apartment offers a **bright and spacious open-plan kitchen and living area**, two well-proportioned double bedrooms, and two bathrooms. The **master bedroom benefits from its own private en suite wet room**, while the second double bedroom is served by a modern family bathroom.

Key features for investors:

- Tenant in situ immediate rental income
- Two double bedrooms, one with en suite wet room
- Modern open-plan kitchen/living space
- Low-maintenance ground floor apartment
- Allocated parking plus visitor bays
- Excellent commuter connections walking distance to Kemsley train station and quick access to the A249 dual carriageway linking to the M2/M20
- Popular area with consistently high rental demand

With its desirable location, modern specification, and the security of an existing tenancy, this apartment represents an excellent, low-maintenance addition to any buy-to-let portfolio.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
(81-91) B	90	80
(69-80)	80	OU
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
FOODANO SCODANO & WATER	EU Directive 2002/91/EC	0

Address: Kemsley, ME10

Tel: 01795473434

Email : lettings@familyhomes.co.uk, sales@familyhomes.co.uk, repairs@familyhomes.co.uk

Address: 25a West Street, Sittingbourne, Kent ME10 1AL



Energy performance certificate (EPC) 61 Samuel Drive Kemsley SITTINGBOURNE ME10 2GB Energy rating Valid until: 9 December 2031 Certificate number: 2041-8172-1090-2392-0195 Property type Ground-floor flat Total floor area 66 square metres

Rules on letting this property

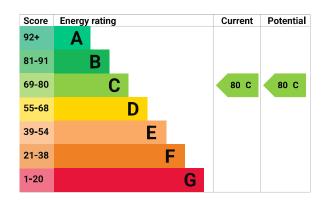
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 119 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £385 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 2,956 kWh per year for heating
- 1,728 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	1.4 tonnes of CO2
This property's potential production	1.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Paul Fisher
Telephone	02033978220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited	
Assessor's ID	QUID207211	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment		
Assessor's declaration	No related party	
Assessor's declaration Date of assessment	No related party 10 December 2021	
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