



HAWKESFORD
JAMES



Invicta Court

Sittingbourne, Kent, ME10 2LL
price: £110,000 Leasehold

BUY TO LET LANDLORDS ONLY | Offered for sale with a tenant in situ, this first-floor maisonette with allocated parking is currently let at £510 PCM.

The property benefits from a long lease with over 900 years remaining, no management charge, and a peppercorn ground rent. The EICR is valid until December 2026 and replacement windows have been installed in recent years.

The internal accommodation comprises an entrance hall, living area, fitted kitchen, and a bathroom.

Invicta Court is conveniently positioned for access to the A249, Kemsley railway station, Milton Creek Country Park, and a variety of nearby amenities.

Sittingbourne is situated approximately 17 miles from Canterbury and within 45 miles of London. Railway links to London Victoria and HS1 to St. Panras International means the town has become a popular choice for commuters.

The town offers a variety of leisure facilities including Swallows Leisure Centre, the New Century Cinema, the Avenue Theatre, the light railway, a heritage railway that operates from Sittingbourne to the banks of the Swale, and a new cinema complex.

Entrance Hall

Entrance door, artex ceiling, electrical consumer unit, doors to:-

Living Area:

Two glazed windows to front, coved and artex ceiling, storage heater, fitted cupboard housing a folding double bed and two wardrobes. TV point and storage heater. Door to:-

Kitchen:

Glazed window to front, matching base and eye level cupboards. Single drainer stainless steel sink inset into work surface. Integrated electric oven and hob with extractor fan over, plumbing for washing machine, and an integrated fridge/freezer.

Bathroom:

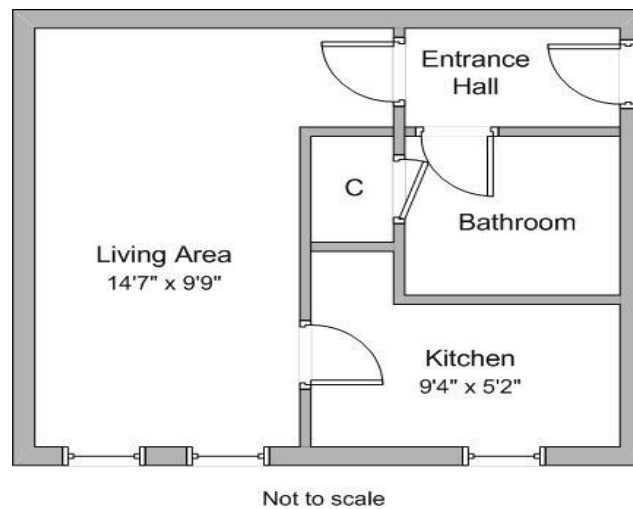
White bathroom suite comprising a panelled bath with electric shower over, close coupled WC and wash hand basin inset in vanity unit. Artex ceiling, access to loft space, built in cupboard housing water tank.

Allocated Parking:

One allocated parking space.

Lease:

An unexpired lease with over 900 years remaining.
Management Charge: £0.00
Ground Rent: Peppercorn



Disclaimer:
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts