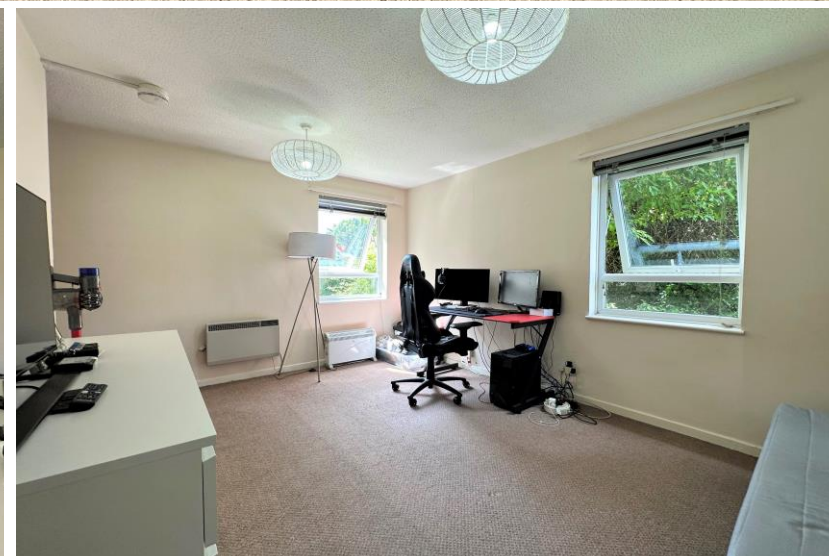




HAWKESFORD
JAMES



Whimbrel Close

Sittingbourne, Kent, ME10 2JL

price: £100,000 Leasehold



Looking to get onto the property ladder? This affordable ground floor studio apartment is just what you're looking for! Best of all, it comes with an impressive lease term of 956 remaining years, plus a peppercorn ground rent.

Located within a cul-de-sac, the purpose-built block provides secure entry and a communal garden, with convenient off-street parking available to the front. Inside, the neutral décor is fresh and inviting, with an entrance hall, lounge/bedroom area, and a well-equipped kitchen with integrated oven and hob. There's also a bathroom featuring a modern white suite and shower over the bath.

Additional benefits include UPVC double glazed windows, making this a cozy and energy-efficient home. The surrounding area is ideal for those who enjoy the great outdoors, with Milton Creek Country Park just a short stroll away.

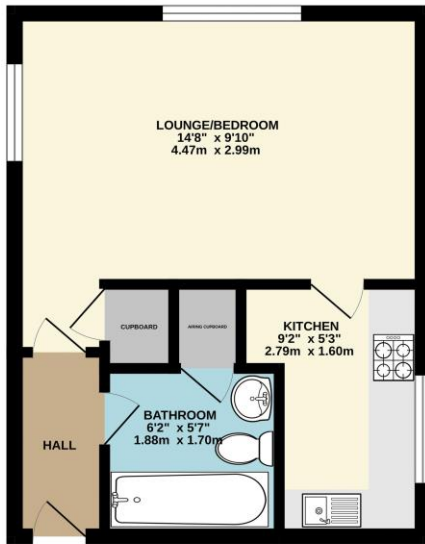
The north side of Sittingbourne is an excellent location, with Kemsley railway station and multiple amenities just a walk away at Milton High Street and North Street. Plus, Sittingbourne is situated only 17 miles from Canterbury and 45 miles from London, making it perfect for commuters.

For investors, this property is expected to generate between £625 - £650 per calendar month. But don't take our word for it - conduct your own research and discover the many benefits of becoming the proud owner. And best of all, there's no chain holding you back!

Kemsley and Sittingbourne train stations are no further than 1.6 miles away from the property making this a hot spot for commuters with convenient transport links including various bus routes.



GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 283 sq.ft. (26.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, windows, doors 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.
Made with Metrage C2023

Features:

- Ground floor studio apartment
- Secure entry system
- Kitchen with integrated oven & hob
- UPVC double glazed windows
- Communal garden
- Allocated parking
- No forward chain
- Council tax band: A
- EPC rating: 62 | D

Lease Term:

999 years from 01 January 1980

Annual Service Charge:

£720

Annual 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



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