



HAWKESFORD  
JAMES



**Wingate Court, Anselm Close,**  
Sittingbourne, Kent, ME10 1EY  
price: Offers in Excess of £169,000 Freehold



Pleasantly situated within a purpose-built block just moments away from Sittingbourne's town centre and mainline railway station, this lower ground floor apartment seamlessly merges comfort with convenience. Boasting the added advantage of a share of the freehold and no onward chain, it presents an enticing opportunity for both astute investors and those taking their initial step onto the property ladder.

The internal space offers a blank canvas, ready for its new owner's personal touch. Upon entry, an inviting hallway with two storage cupboards leads to the lounge featuring a charming Juliet balcony. Adjacent, the well-appointed kitchen benefits from an integrated oven and hob. The accommodation further comprises a modern bathroom with a shower over the bath, alongside two bedrooms, each benefitting from fitted wardrobes.

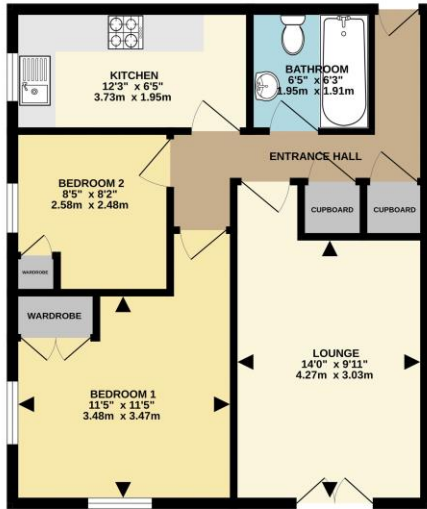
Enhancing everyday living, notable features include UPVC double glazed windows, gas fired central heating via a Worcester combination boiler, an intercom entry system, and allocated parking for two vehicles.

Positioned on the outskirts of Sittingbourne's town centre, Wingate Court offers easy access to an array of amenities, dining options, and transport links within walking distance. For commuters, Sittingbourne's mainline railway station ensures swift connections to London Victoria and HS1 to St. Pancras International, with effortless access to Canterbury and London.

Residents are spoilt for choice with leisure activities, with the Swallows Leisure Centre, Avenue Theatre, light railway, and a cinema and bowling complex all within reach, ensuring a diverse range of entertainment options for all to enjoy.



GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 552 sq.ft. (51.3 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floor plan and any other information provided. All in their own interest and no guarantee is given.  
Hawkesford James Ltd

## Features

- Share of Freehold
- Two Bedroom Apartment
- Lower Ground Floor
- Gas Fired Central Heating
- Purpose Built Block
- Two Allocated Parking Spaces
- Close to Town Centre & Railway Station
- EPC Rating: 75 | C
- Council Tax Band: C

## Leasehold Information

Share of Freehold  
Approximately 97 years remaining (125 Years from 25<sup>th</sup> December 1996).

**Ground Rent:** Peppercorn  
**Annual Service Charge:** Approximately £1,404



**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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