



Archer Court, Kemsley, Sittingbourne

AVAILABLE END OF MARCH. LambornHill are delighted to welcome for let this simply stunning one bedroom Maisonette in a popular and modern development in Sittingbourne. The location offers fantastic commuter links as well as being close to the Town Centre and Train Station. The property itself is situated on the first floor and offers an open plan kitchen/lounge, bathroom and bedroom with built in wardrobes. There is also allocated parking.

Available in March, we regret that we are unable to accept smokers or pets of any kind. The minimum required household income needs to be £30,000 to pass rent affordability checks. The landlord has also advised a homeowner guarantor would be preferable.

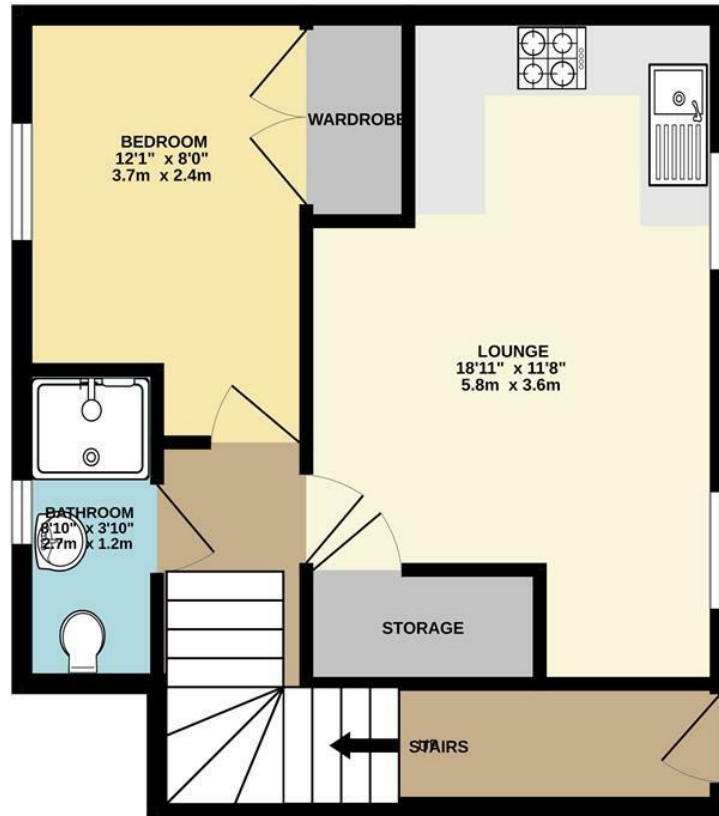
£950 PCM

- Available End of March
- Beautifully Presented Maisonette
- One Bedroom
- Open Plan Lounge/Kitchen
- Allocated Parking
- EPC Rating: C
- Holding Fee: £219
- Deposit: £1096
- Viewing Recommended





GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

TOTAL FLOOR AREA - 427 sq.ft. (39.7 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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