



Canterbury Road, Sittingbourne

AVAILABLE MID MAY! IDEAL FOR COMMUTERS - WALKING DISTANCE TO MAIN LINE STATION AND TOWN CENTRE! LambornHill are delighted to present this modern presented one bedroom apartment perfectly located within close proximity to the main line train station and town centre. The property comprises of a open and spacious Lounge leading into the kitchen and then on to the good sized bedroom with storage cupboard. The modern bathroom offers a bath and separate shower. Externally the property has an allocated car parking space and a small communal patio area. The property is located along the main A2 offering fantastic transport links into Dover and London. Council Tax Band A. Call Now To View!

**We regret that we are unable to accept smokers, or pets. Minimum required household income required £27,000 rent affordability checks.

£850 Per Calendar Month

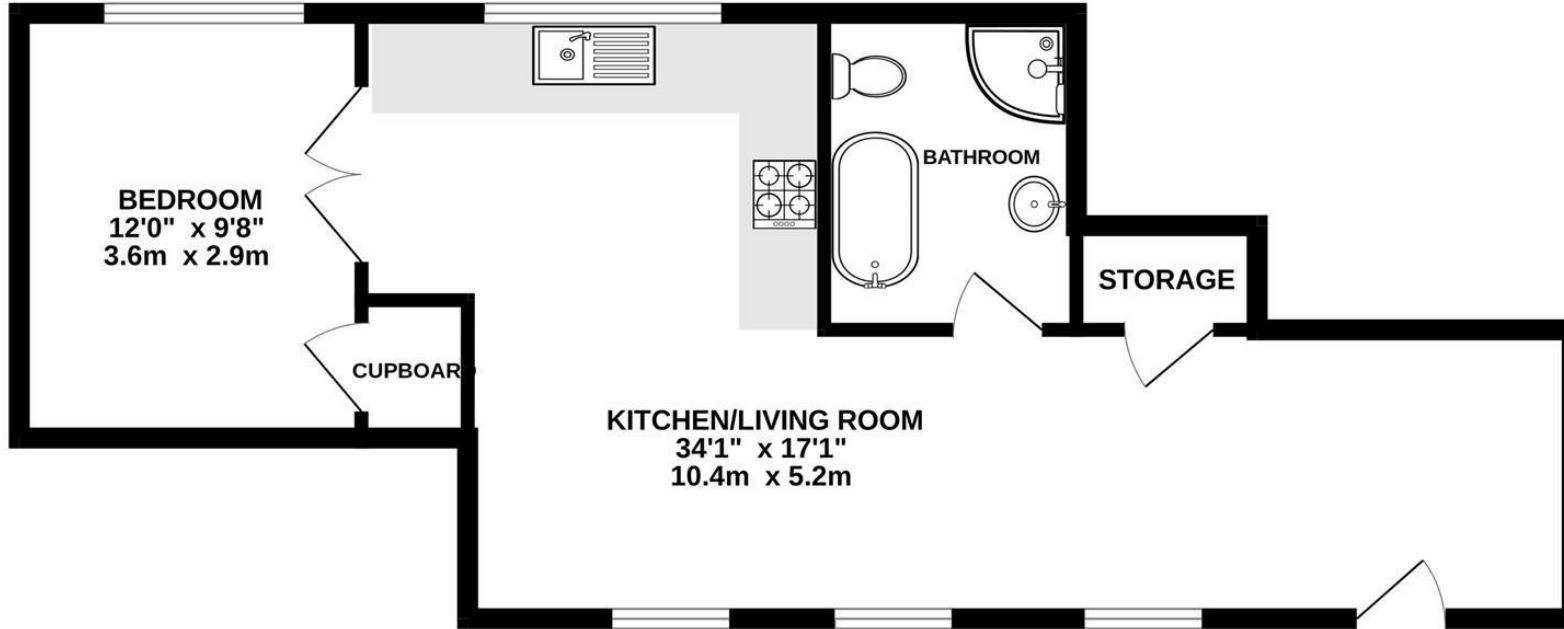
- IDEAL FOR COMMUTERS!
- Walking Distance To Mainline Train Station
- Close Proximity To Local Amenities
- Large Living Space
- Allocated Parking Space
- EPC Rating E (54)
- Council Tax Band A
- Reservation Fee £196
- Deposit £980
- AVAILABLE IMMEDIATELY!





GROUND FLOOR

571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(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		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.