



Martin Court, Kemsley, Sittingbourne

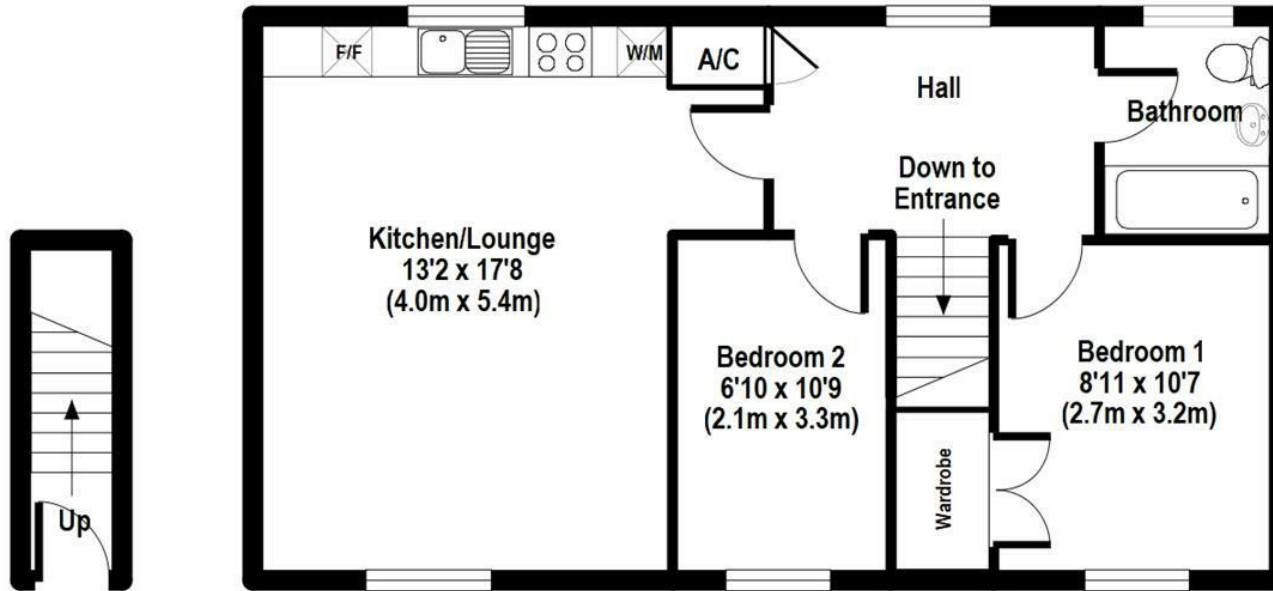
Available immediately is this very well presented two bedroom Coach House on a modern development in Sittingbourne. The property offers an extremely spacious and open plan kitchen/lounge, two bedrooms and a bathroom. There is also a garage and off road parking. Situated close to M2/A2 links, this home is ideal for anyone who commutes for work. You are also situated close to Sittingbourne Town centre and the Train Station. AVAILABLE IMMEDIATELY. CALL NOW TO VIEW!!!

£1,100 PCM

- Available Immediately
- Modern Development
- Two Bedrooms
- Open Plan
- Off Road Parking
- Garage
- Call now to View
- EPC Rating 76 (C)







Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 602 sq. ft / 56 sq. m

Martins Court

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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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		

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.