



Limehouse Court, Sittingbourne

*** Guide Price £160,000 - £175,000 ***

Welcome to Limehouse Court in Sittingbourne! This modern purpose-built first floor apartment is a gem waiting to be discovered. With 1 reception room, 2 bedrooms, and 1 bathroom, this apartment offers a cosy yet spacious living space perfect for couples.

Situated in a popular location, this property boasts convenience and accessibility. The allocated parking ensures you never have to worry about finding a spot after a long day out. Whether you're a first-time buyer or looking for a new place to call home, this flat offers comfort and style in one package.

Don't miss the opportunity to make this modern apartment your own. Book a viewing today and step into the potential of Limehouse Court!

Lease Length: 82 (TBC By Solicitors)

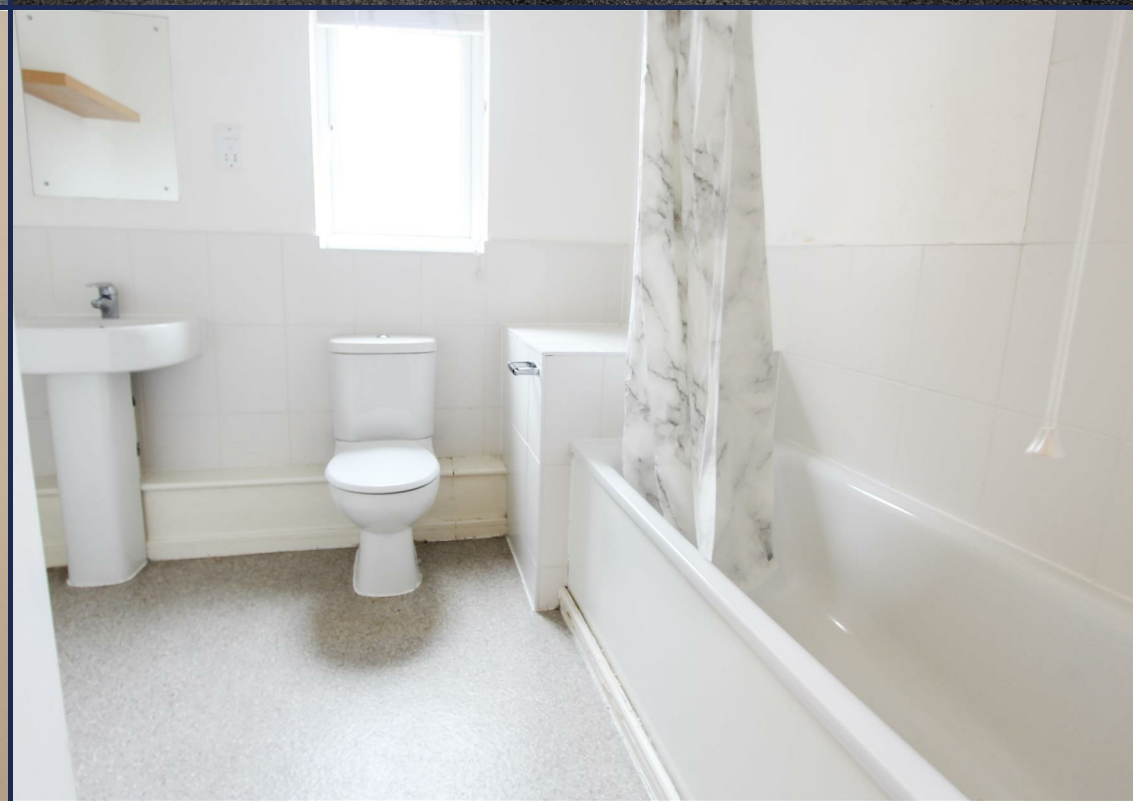
Ground Rent: Peppercorn (TBC By Solicitors)

Service Charge: £2,179.20 Per Year (TBC By Solicitors)

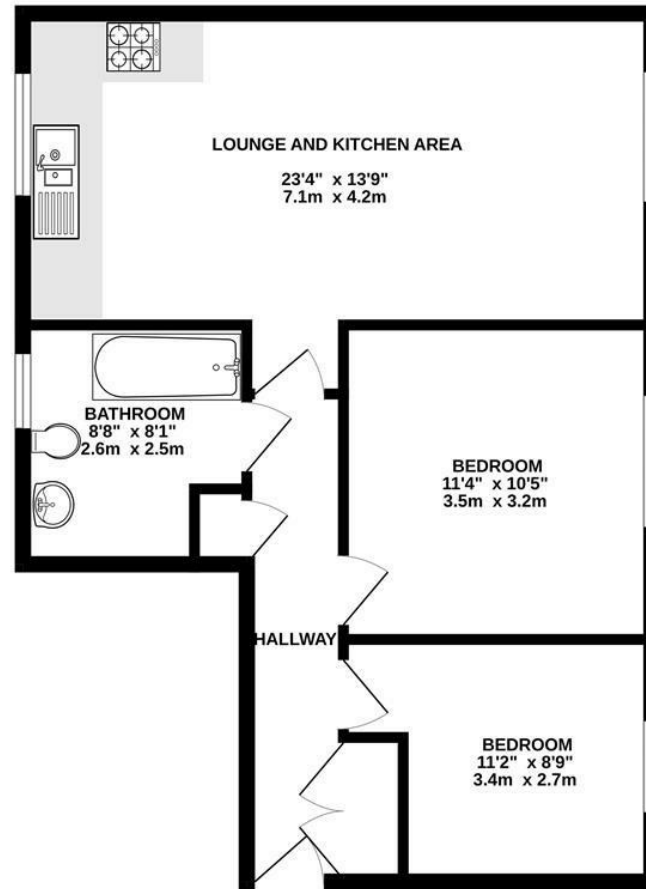
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- Two Bedroom Apartment
- Located in the popular Great Easthall development
- Open Plan Kitchen - Lounge Area
- Excellent condition throughout
- Allocated Parking Bay
- 82 Years Reaming on Lease
- Leasehold
- EPC Rating B (81)
- Council Tax Band - B





GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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	81	81
(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.