



Bell Road, Sittingbourne

Lease Length: 104 Years (TBC Solicitors)
Ground Rent: £384 Per Year (TBC Solicitors)
Service Charge: £3131.73 Per Year (TBC Solicitors)

This includes: A on sight manager 5 days a week 10am - 2pm, Careline system, buildings insurance, water and sewage rates, communal cleaning and widow cleaning, utility's and maintenance, lift maintenance, and access to the laundrette, bin area and the communal area where social events are held are frequent.

Welcome to Bell Road, Sittingbourne - a charming location perfect for those looking to settle down in a peaceful environment. This newly refurbished retirement flat offers a cosy retreat for those over 55. As you step into this property, you'll be greeted by a well-appointed reception room, ideal for relaxing or entertaining guests. The bedroom provides a comfortable space to unwind, and the bathroom ensures convenience and privacy. One of the standout features of this property is the on-site manager available during the day, providing assistance and a sense of security. Whether you're looking to downsize or enjoy a quieter pace of life, this flat is ready to move into, allowing you to start your new chapter effortlessly.

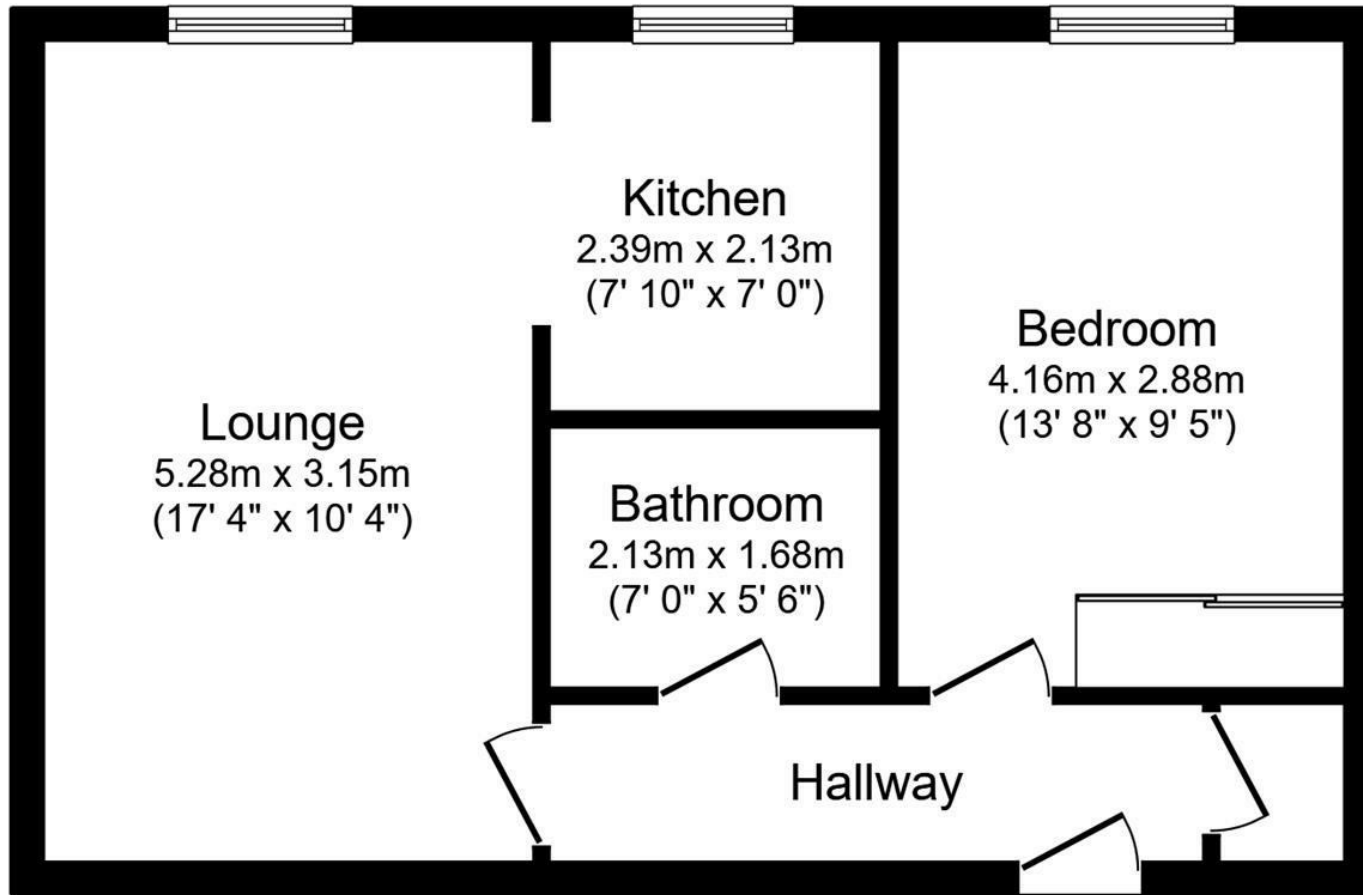
Don't miss out on the opportunity to make Bell Road your new home - a place where comfort and tranquility meet.

Offers Over £130,000

- One Bedroom First Floor Flat
- New Kitchen and Bathroom
- Over 55's With On Site Manager
- Situated Walking Distance From Sittingbourne High Street
- On Site Manager During The Day
- Laundrette On Site
- Lift Access To All Floors
- Parking Permit, subject to availability.
- EPC Awaited
- Council Tax Band B







Floor Plan

Floor area 44.2 sq.m. (475 sq.ft.)

TOTAL: 44.2 sq.m. (475 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.